



# TOWN COUNCIL REGULAR MEETING AGENDA

April 21, 2026 at 6:30 PM

Town Hall - 1941 E. Jeter Road, Bartonville, TX 76226

## A. CALL MEETING TO ORDER

## B. PLEDGE OF ALLEGIANCE

## C. PRESENTATIONS

1. Mayor's Outstanding Service Award

## D. PUBLIC PARTICIPATION

*If you wish to address the Council, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Council for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Council during the Public Participation portion of the meeting or when the item is considered by the Town Council.*

## E. CLOSED SESSION

*Pursuant to the Open Meetings Act, Texas Government Code Chapter 551, the Town Council will recess into a Closed Executive Session in accordance with the following:*

1. Section 551.071 Consultation with Town Attorney to seek legal advice regarding Agenda Items I.2, I.3, and I.4.

## F. RECONVENE OPEN MEETING

*The Town Council to reconvene into an open meeting and consider action, if any, on items discussed in closed session.*

## G. APPOINTED REPRESENTATIVE/LIAISON REPORTS

*Council will receive and discuss the following reports:*

- [1.](#) Denton County Emergency Services District #1.
- [2.](#) Police Department – March 2026 Statistics/Activities.
- [3.](#) Administration – March 2026 Reports: Financial – including quarterly investment, Animal Control and Code Enforcement, Engineering, Municipal Court, Permit, and Board Member Attendance.

## H. CONSENT AGENDA

*This agenda consists of non-controversial, or “housekeeping” items required by law. Items may be approved with a single motion. Items may be removed from the Consent Agenda by any Councilmember by making such request prior to a motion and vote on the Consent Agenda.*

1. Consider approval of the March 17, 2026 Regular Meeting Minutes.
2. Consider approval of Town Administrator Contract.
3. Ratify Engagement Letter with Brown & Hofmeister, LLP for Town Attorney Services.
4. Consider an Ordinance repealing Appendix A, “Fee Schedule” of the Town of Bartonville Code of Ordinances and adopting a new Appendix A, “Fee Schedule” and providing an effective date of May 1, 2026.
5. Consider an Ordinance amending Section 1.04.032, “Appointment of Members; Term; Removal” of the Town of Bartonville Code of Ordinances to remove the requirement of a public hearing and written cause.

## **I. PUBLIC HEARINGS AND REGULAR ITEMS**

1. Discuss and consider a Final Plat for High Plains at Furst Ranch, Phase 2 encompassing approximately 76.052 acres of property situated in the Pinson Wiles Survey, Abstract Number 1339, in the Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is located generally east of State Highway 377 between Keith Road and Smoot Lane. The applicant is GMcivil on behalf of the owner ARROYO CAP V-1 LLC. [Case # **FP-2026-001**] (***The Planning and Zoning recommended APPROVAL by a vote of 5 to 0 at its April 1, 2026, meeting.***)
2. Hold Public Hearing, discuss, and consider a request to rezone two tracts of land containing approximately 7-acres from Agricultural District (AG) to Residential Estates 5 (RE-5), legally described as Tract 1 and Tract 4 of the Virginia Morrison Subdivision, out of the A.M. Feltus Survey, Abstract No. 1594, Town of Bartonville, Denton County, Texas, and addressed as 590 and 630 E Jeter Road, Bartonville, Texas 76226. The properties are generally located south and west of East Jeter Road and east of Gibbons Road. Denton County property ID 101470 and 65096. [Case # **ZON-2026-001**] (***The Planning and Zoning recommended APPROVAL by a vote of 5 to 0 at its April 1, 2026, meeting.***)
3. Hold Public Hearing, discuss, and consider a request for a Conditional Use Permit (CUP) for an equestrian center on property zoned Agricultural District (AG) containing approximately 16.32-acre, legally described as Lot 2 (S PT), Tucker Addition, Town of Bartonville, Denton County, Texas and currently addressed as 987 Gibbons Road, Bartonville, Texas 76226. The property is generally located on the east side of Gibbons Road, at the northeast corner of Hidden Oaks Trail and south of Dove Creek Road. Denton County property ID 1085825. [Case # **ZON-2026-002**] (***The Planning and Zoning recommended APPROVAL by a vote of 5 to 0 at its April 1, 2026, meeting.***)
4. Hold Public Hearing, discuss and consider a request for a waiver from Chapter 10, Subdivision Regulations, Exhibit A, Development Ordinance, Chapter III, Subdivision Design Standards, Section 3.5, Lots, Subsection b, to allow for the creation of a flag lot on an irregularly shaped tract of land. The property is a 105.82-acre tract of land being described as Lot 2, Block A, Robert Evans Ranch Addition, Town of Bartonville, Denton County, Texas located on the south side of West Jeter Road. The property is generally located at 1047 W. Jeter Road [Case # **DOW-2026-001**] (***The Planning and Zoning recommended APPROVAL by a vote of 5 to 0 at its April 1, 2026, meeting.***)

**J. FUTURE ITEMS**

**K. ADJOURNMENT**

*The Town Council reserves the right to recess into a closed meeting or executive session as authorized by Chapter 551 of the Texas Government Code, (the Texas Open Meetings Act) on any item posted on its open meeting agenda to seek legal advice pursuant to Texas Government Code Section 551.071, Consultation with Attorney of the Texas Open Meetings Act. Any final action, decision, or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government Code, Chapter 551.*

**CERTIFICATION**

I hereby certify that this Notice of Meeting was posted on the Town Website, and on the bulletin board, at Town Hall of the Town of Bartonville, Texas, a place convenient and readily accessible to the public at all times. Said Notice was posted on the following date and time; and remained posted continuously prior to the scheduled time of said meeting and shall remain posted until meeting is adjourned.

/s/ Shannon Montgomery, Town Secretary

Posted: Wednesday, April 15, 2026, prior to 5:00 pm.

*Agenda Removed from Town of Bartonville Bulletin Board on:* \_\_\_\_\_

*By:* \_\_\_\_\_, *Title:* \_\_\_\_\_



# TOWN COUNCIL COMMUNICATION

---

**DATE:** April 21, 2026  
**FROM:** Ricky Vaughan, Fire Chief, Denton County ESD No. 1  
**AGENDA ITEM:** Denton County Emergency Services District #1 Monthly Report

---

**SUMMARY:**

Department Statistics/Activities

**ATTACHMENTS:**

- Monthly Report

# Denton County ESD No. 1 & No. 2

## Monthly Report



### Monthly Activity Report

MARCH

2026



# Denton County ESD No. 1 & No. 2

MARCH 2026

## Table of Contents

<b>Basic Analytics</b>	<b>Page</b>
DCESD 1 Personnel	3
Incident Counts	4-5
Municipality Volume	6
Response Times – 90 <sup>th</sup> Percentile and Average Response Times	7
Community Outreach Events & Fire Inspection Reports & Training Division	8



**Denton County ESD No. 1 & No. 2**

MARCH 2026

**DCESD1 Personnel**

**Operations**

Battalion Chiefs	3
Officers - Captains	12
Apparatus Operators (Engineers)	12
Full-Time Firefighters (active)	42
Part-Time Employees (active)	9
<b>Total Members</b>	<b>78</b>

**Fire Administration**

Fire Chief	1
Assistant Chief	1
Division Chiefs	3
Assistant Fire Marshal	1
Administrative Assistant	1
Workforce Manager	1
Director of Communications & Public Outreach	1
<b>Total</b>	<b>9</b>

**Department Paid Total 87**

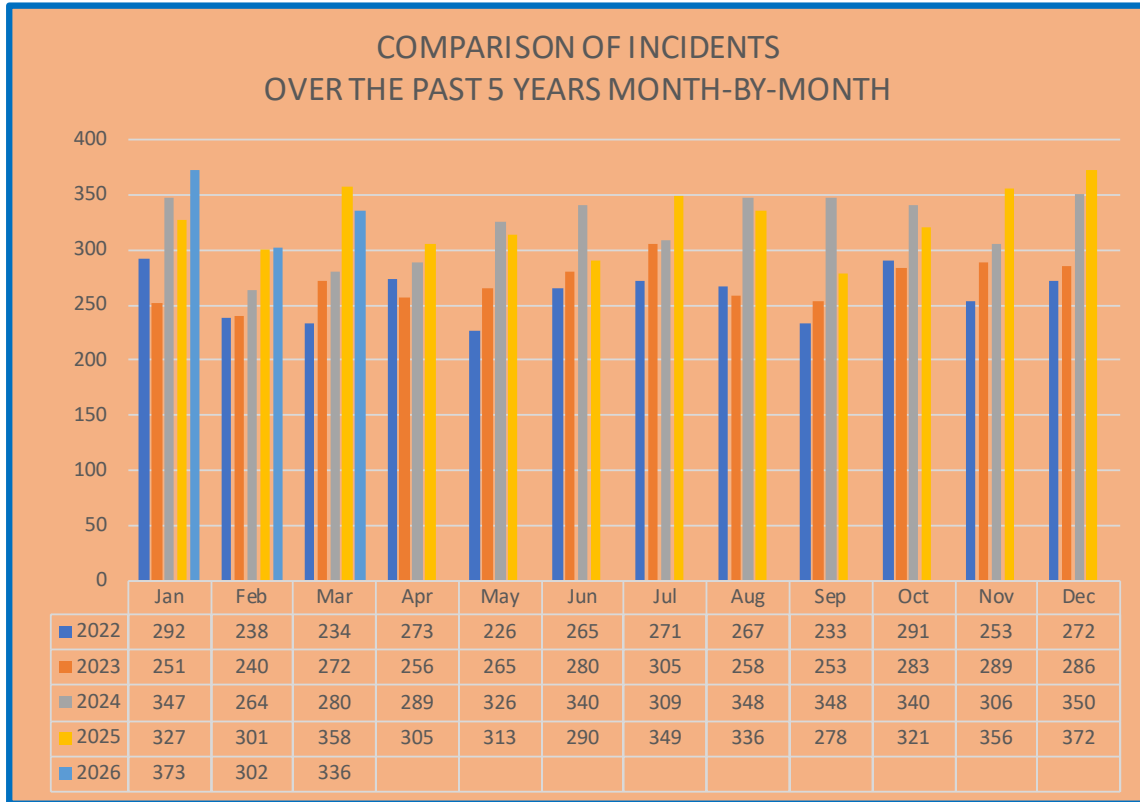
Sworn Staff	84
Civilians	3
Operational Volunteers	2
<b>Department Total</b>	<b>89</b>



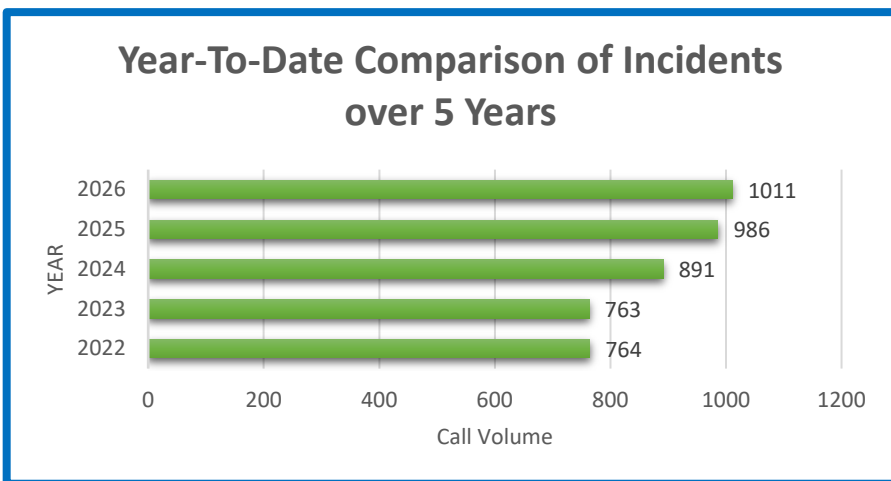
## Denton County ESD No. 1 & No. 2

MARCH 2026

### DCESD Total Incident Count



### Year-to-Date Totals



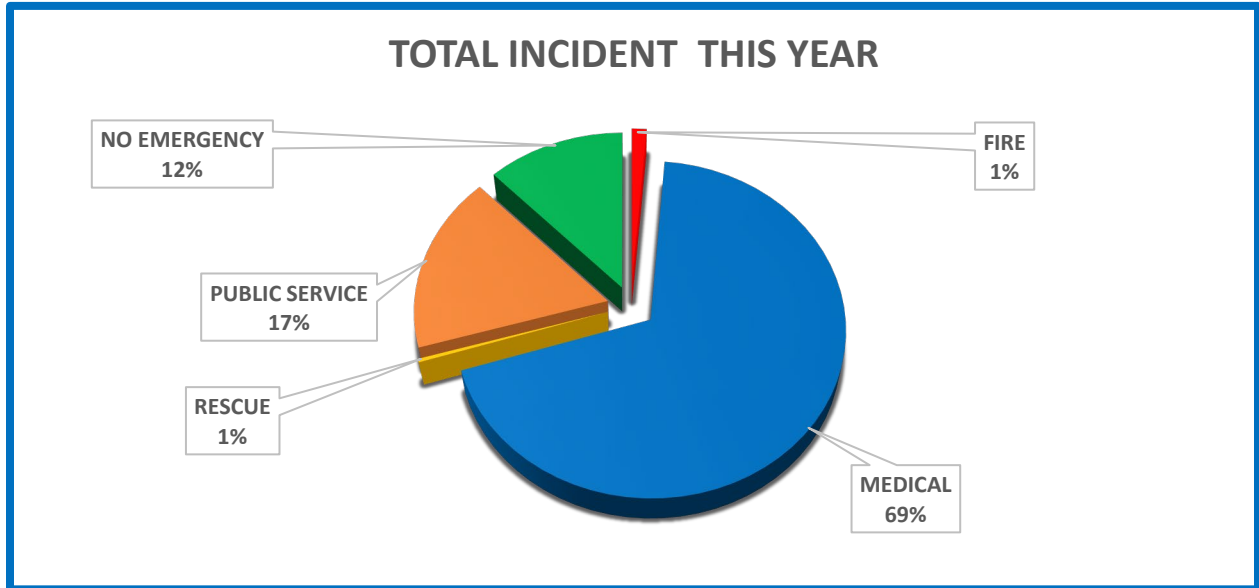
DCESD	YTD	YEAR END
2022	764	3115
2023	763	3238
2024	891	3847
2025	986	3906
<b>2026</b>	<b>1011</b>	<b>TBD</b>



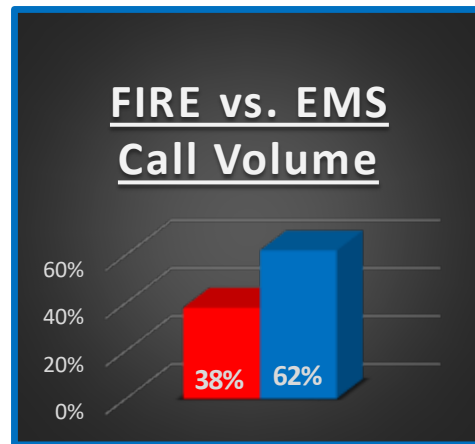
# Denton County ESD No. 1 & No. 2

MARCH 2026

## INCIDENT STATISTICS



PRIMARY INCIDENT TYPE	
FIRE	128
EMS	208
FIRE	4
MEDICAL	208
HAZSIT	34
RESCUE	1
PUBLIC SERVICE	52
NO EMERGENCY	37



### Percentage of Overlapping Calls

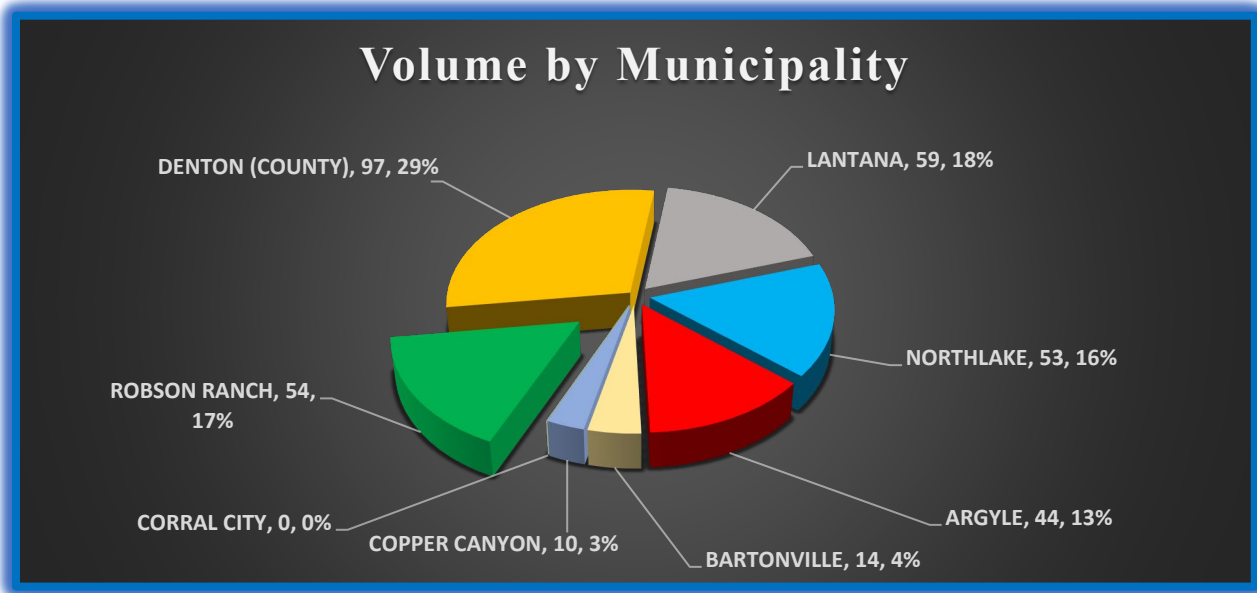
Overlapping Calls	
# OVERLAPPING	% OVERLAPPING
144	43%
>3 Calls Overlapping	9%
0 overlapping incidents warranted a mutual aid response due to unit availability	



## Denton County ESD No. 1 & No. 2

MARCH 2026

### Municipality Call Volume Breakdown



<u>NERIS INCIDENT GROUP TYPE</u>	ARGYLE	BARTONVILLE	COPPER CANYON	CORRAL CITY	LANTANA	NORTHLAKE	Robson Ranch	DENTON COUNTY	MUTUAL AID
FIRE					2	1	1		
HAZSIT	8	1			3	14	1	7	
MEDICAL	26	12	3		37	22	43	62	3
RESCUE						1			
PUBLIC SERVICE	7		3		10	8	8	16	
NO EMERGENCY	3	1	4		9	6	1	11	2
LAW ENFORCEMENT									
<b>2026 Municipality Totals</b>	<b>44</b>	<b>14</b>	<b>10</b>	<b>0</b>	<b>59</b>	<b>53</b>	<b>54</b>	<b>97</b>	<b>5</b>

### NERIS Breakdown

**FIRE**  
Outsdie, Special, Structure, Transportation.

**HAZSIT**  
Hazard Non-Chemical, Hazardous Materials, Overpressure, Investigation

**MEDICAL**  
Illness, Injury, Other

**RESCUE**  
Outside/Outdoor, Structure/Indoor, Transportation/Land

**PUBLIC SERVICE**  
Citizen Assist, Alarms (Non-Medical), Disaster/Weather, Other

**NO EMERGENCY**  
False Alarm, Good Intent, Cancelled

**LAW ENFORCEMENT SUPPORT**



# Denton County ESD No. 1 & No. 2

MARCH 2026

## Incident Response Times

### 90<sup>th</sup> Percentile Assessment

Lights and Sirens – 90 <sup>TH</sup> Percentile Time (Dispatch to Arrival)	
Overall Fire/EMS	9:12
Overall FIRE	10:18
Overall EMS	8:48

**Internal Compliance Goal:** Less than 8-minute response time from dispatch to first unit on arrival time. Assessment is performed by taking the total number of incidents where lights and sirens were utilized while responding to the incident.

**NFPA 1710 Response Recommendations:** Key performance objectives for...

**FIRE Response:** (bunker gear required)

1. Turnout time: < 80 seconds  
(1 minute: 20 seconds)
2. First Unit on scene: < 240 seconds  
(4 minutes)

**EMS Response:** (no bunker gear required)

1. Turnout time: < 60 seconds  
(1 minute)
2. First Unit on scene: < 240 seconds  
(4 minutes)

90th Percentile per Municipality					
ARGYLE	BARTONVILLE	COPPER CANYON	CORRAL CITY	LANTANA	NORTHLAKE
8:47	7:34	9:11	0:00	8:00	10:29

## Average Response and Turnout Time Assessment

RESPONSE MODE	TOTAL FIRST ARRIVING UNITS	AVERAGE RESPONSE TIME (minutes)
Initial Lights and Sirens, Downgraded to No Lights or Sirens	0	0:00
Initial No Lights or Sirens, Upgraded to Lights and Sirens	0	0:00
<b>Lights and Sirens</b>	<b>308</b>	<b>6:05</b>
No Lights or Sirens	12	3:21

Average Response Time per Municipality					
ARGYLE	BARTONVILLE	COPPER CANYON	CORRAL CITY	LANTANA	NORTHLAKE
6:04	5:46	6:37	0:00	6:09	7:26



## Denton County ESD No. 1 & No. 2

MARCH 2026

### Public Education

#### Community Outreach Events

Fire Station Tours	1
Public Education Events	10
Ride Along (EMS Students/Orientation)	36
Community CPR/STB Classes	0
- Total Students	
<b>Total Events</b> (Tours, Pub Ed Events, CPR Classes)	<b>11</b>

#### Training Division

<b>Total ISO Training Hours Logged / Month</b>	<b>2390.5</b>
- EMS Training Hours Logged / Month	465.4
- FIRE Training Hours Logged / Month	1789.1
- Administrative Training / Month	136

### Fire Inspection Report

INSPECTION TYPE	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	YTD
* Certificate of Occupancy (New Structure) (Total)		2	4										6
* Compliant (Total)	5		11										16
* Controlled Access (Total)													0
* Foster Care (Total)	1												1
*Annual (Total)													0
*Construction - Hood System Final Acceptance (Total)	1		1										2
*Fire Protection Commercial Sprinkler (Total)	4	2	9										15
*Fire Protection- Fire Alarm (Total)	1	2	3										6
*Fire Protection Inspection: Underground (Total)	9	2	6										17
*Residential Sprinkler (Total)	6	12	21										39
Certificate Of Occupancy (Existing Structure) (Total)	1	3	5										9
Fire & Life Safety (Total)													0
<b>Monthly Totals</b>	<b>28</b>	<b>23</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>111</b>



# TOWN COUNCIL COMMUNICATION

---

**DATE:** April 21, 2026  
**FROM:** Jeff Ashabranner, Chief of Police  
**AGENDA ITEM:** Police Department – Department Statistics/Activities

---

**SUMMARY:**

Department Statistics/Activities.

**ATTACHMENTS:**

- Monthly Report

# Bartonville Police Department

March 2026 Monthly Report



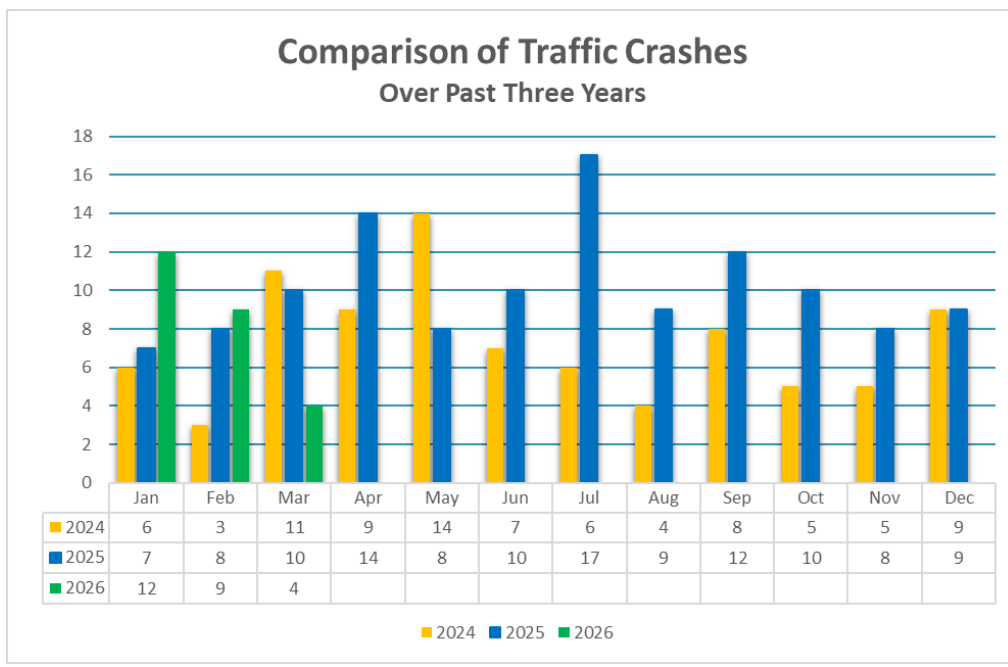
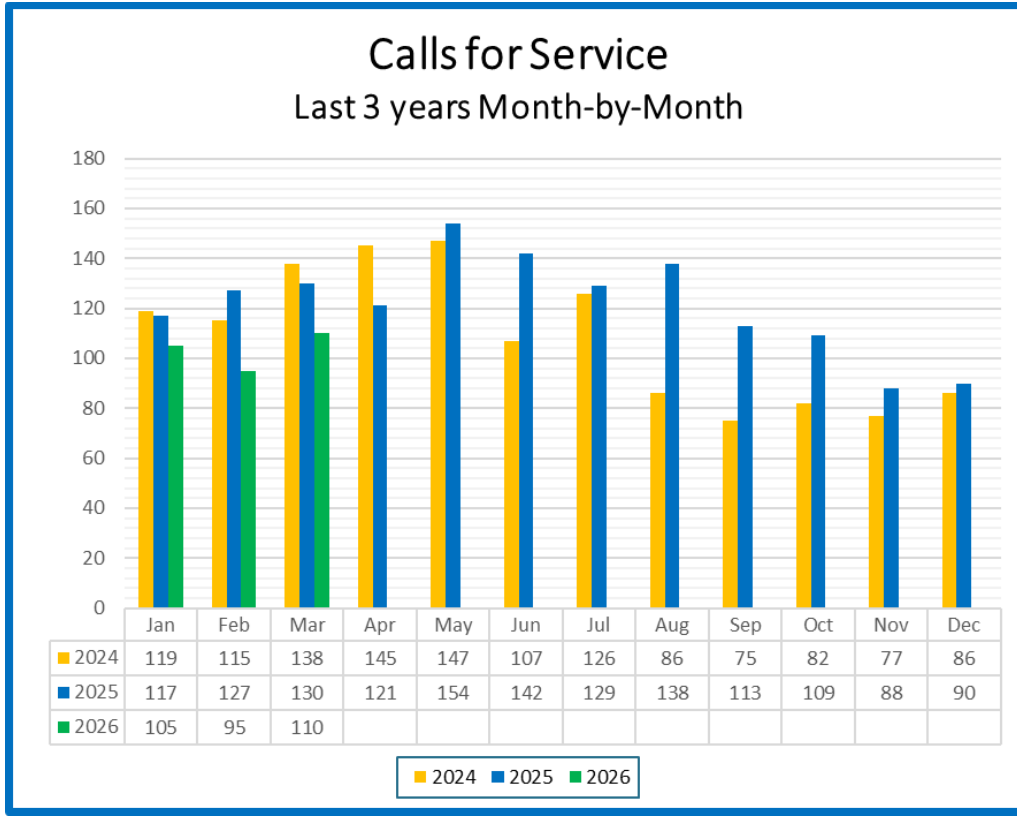
**Table of Contents**

	<b>Page</b>
Calls for Service	3
Types of calls for service	4
Uniformed Crime Reports/Officer initiated activity	5,6
Misc Information/Upcoming events	6

# Bartonville Police Department

March 2026

## Total Calls for Service



# Bartonville Police Department

March 2026

Abandoned Vehicle	0
Agency Assist	8
Alarm- Commercial	22
Alarm- Residential	2
Animal Bite Report	0
Animal Complaint	1
Animal Cruelty	0
Assault	0
Auto Theft	2
Burglary	0
Cardiac Arrest	0
Citizen Assist	0
Civil Standby	1
Child Custody Issues	0
Criminal Mischief	0
Criminal Trespass	0
Deadly Conduct	0
Disorderly Conduct	1
Disturbance	1
Domestic Disturbance	5
Fight	0
Fire Investigation	0
Fireworks Complaint	0
Follow-up Investigation	9
Forgery/Fraud	1
Found Property	1
Gunshots Heard	1
Hang-up 911	1
Harassment	0
Illegal Dumping	0
Indecent Exposure	0
Intoxicated Person	1
Juvenile Complaint	2
Loose Livestock	1
Meet Complainant	7
Missing Person	1
Motorist Assist	1
Narcotics	1
Noise Complaint	0
Open Door Investigation	0
Ordinance Violation	4
Person with a Gun	0
Psych/Suicide Attempt	0
Reckless Driver	3
Road Blockage/Hazard	11
Robbery	0
Stabbing/Gunshot	0
Suspicious Person/Veh/Activity	10
TABC- Alcohol Violation	0
Terroristic Threat	0
Theft	0
Traffic Transport Incident (Accidents)	4
Vehicle Complaint	2
Warrant Service	2
Welfare Concern	5

# Bartonville Police Department

March 2026

## Uniformed Crime Reporting

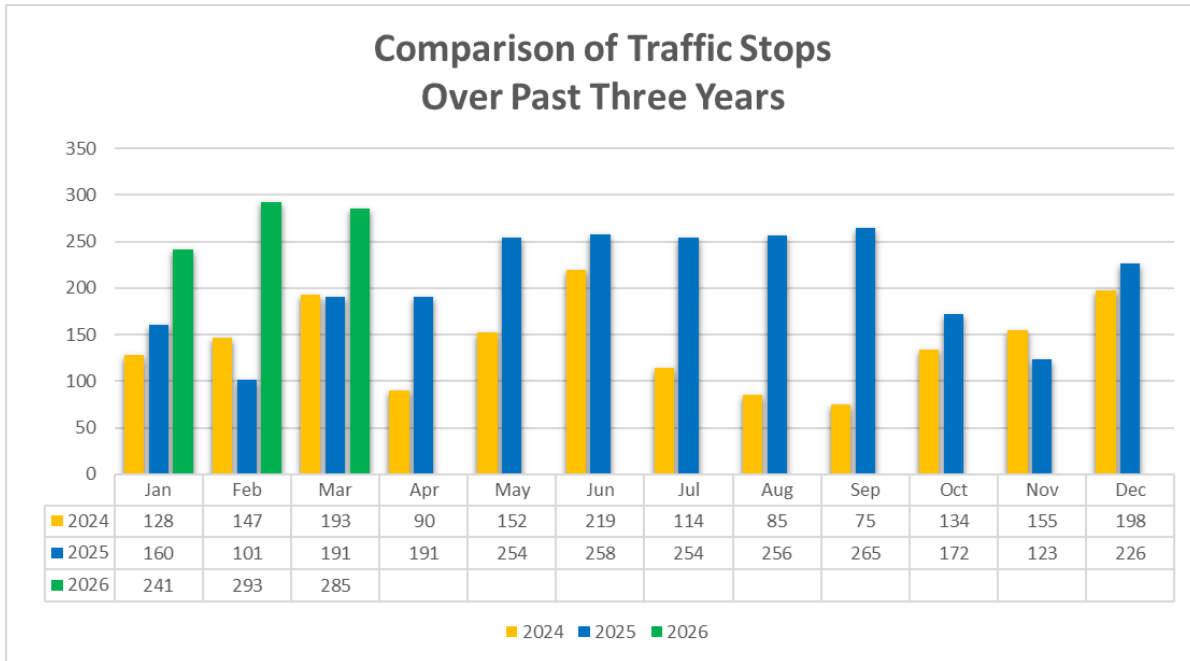
ACTIVITY	Current Month	Current Year	Last Year
UCR	March	2026	2025
<b>PART 1 OFFENSES</b>			
Homicide / Manslaughter	0	0	0
Sexual Assault	0	0	1
Robbery	0	0	1
Aggravated Assault	0	0	0
Burglary	0	0	3
Larceny	0	4	13
Motor Vehicle Theft	1	1	0
Human Trafficking	0	1	1
Arson	0	0	1
<b>TOTAL PART I</b>	<b>1</b>	<b>6</b>	<b>20</b>

## Officer Initiated Activity

<u>Officer Activity by Type</u>	Total
Building Checks, Close Patrols	168
Traffic Complaints (Radar Enforcement)	70
Traffic Stops	285
Walk Thru (Business contacts)	15
<b>Total</b>	<b>538</b>

# Bartonville Police Department

March 2026



## Misc. Information/Upcoming Events

1. **One part one crime, report of a stolen trailer from Tractor Supply.**
2. **We had a drop in crashes, crashes down to only four this month.**



# TOWN COUNCIL COMMUNICATION

---

**DATE:** April 21, 2026

**FROM:** Shannon Montgomery, Town Secretary

**AGENDA ITEM:** Administration – March 2026 Reports: Financial – including quarterly investment, Animal Control and Code Enforcement, Engineering, Municipal Court, Permit, and Board Member Attendance.

---

**SUMMARY:**

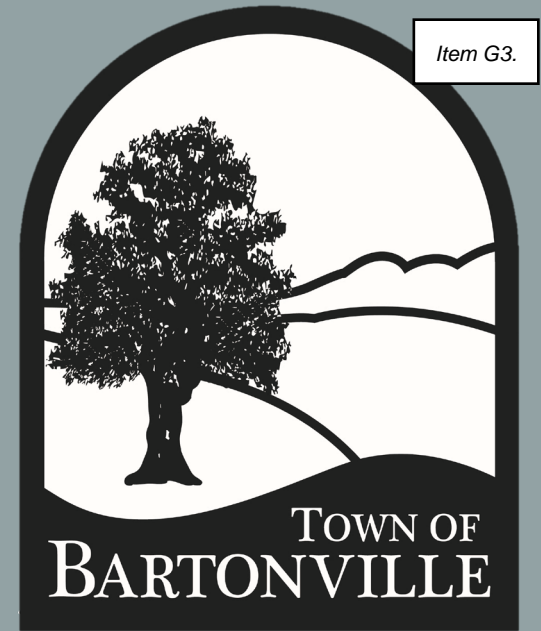
Monthly Reports March 2026.

**ATTACHMENTS:**

- Monthly Financial Report
- Quarterly Investment Report
- Monthly Animal Control & Code Enforcement Report
- Monthly Engineering Report
- Monthly Municipal Court Report
- Monthly Permit Report
- Monthly Board Attendance Report

# Town of Bartonville Monthly Financial Report

Month Ending  
March 2026



PRESENTED:  
APRIL 21, 2026

## RESERVE REVENUE

Category	MARCH 2026 Revenue	Year to Date Revenue	Current Budget	Budget Remaining	% of Budget Remaining	Prior YTD Balance	Prior Year End Balance
Interest Earned	\$2,434.42	\$14,815.90	19,000	\$4,184.10	22.02%	\$14,623.63	\$26,998.46
<b>Total Revenue</b>	<b>\$2,434.42</b>	<b>\$198,460.68</b>	<b>\$19,000</b>	<b>(\$179,460.68)</b>	<b>-944.53%</b>	<b>\$14,623.63</b>	<b>\$26,998.46</b>

RESERVE Bank Balance as of March 31, 2026: **\$849,549.05**

## All General Fund Revenues

Category	MARCH 2026 Revenue	Year to Date Revenue	Current Budget	Budget Remaining	% of Budget Remaining	Prior YTD Balance	Prior Year End Balance
Property Tax	\$23,661.19	\$1,313,147.91	1,200,000	(\$113,147.91)	-9.43%	\$1,187,712.72	\$1,208,772.43
Sales Tax	\$85,592.64	\$540,937.61	890,000	\$349,062.39	39.22%	\$488,262.96	\$991,631.31
Franchise Fees	\$25,354.89	\$168,535.70	276,000	\$107,464.30	38.94%	\$139,305.77	\$267,207.28
<i>General Revenue</i>	<i>\$0.00</i>	<i>\$380.00</i>	<i>0</i>	<i>(\$380.00)</i>	<i>0.00%</i>	<i>\$30.00</i>	<i>\$37,834.86</i>
<i>Child Safety Collected</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>2,000</i>	<i>\$2,000.00</i>	<i>100.00%</i>	<i>\$2,098.15</i>	<i>\$0.00</i>
<i>LOESE Training Funds</i>	<i>\$2,039.80</i>	<i>\$2,039.80</i>	<i>1,000</i>	<i>(\$1,039.80)</i>	<i>-103.98%</i>	<i>\$1,986.41</i>	<i>\$1,986.41</i>
<i>Interest Earned</i>	<i>\$9,934.46</i>	<i>\$52,258.54</i>	<i>115,000</i>	<i>\$62,741.46</i>	<i>54.56%</i>	<i>\$70,067.43</i>	<i>\$138,183.79</i>
<i>Transfer In from CCPD</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>30,000</i>	<i>\$30,000.00</i>	<i>100.00%</i>	<i>\$30,000.00</i>	<i>\$30,000.00</i>
<i>Transfer in from BCDC</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>20,000</i>	<i>\$20,000.00</i>	<i>100.00%</i>	<i>\$10,000.00</i>	<i>\$10,000.00</i>
<b>Total Other/Transfer</b>	<b>\$11,974.26</b>	<b>\$54,678.34</b>	<b>168,000</b>	<b>\$113,321.66</b>	<b>67.45%</b>	<b>\$114,181.99</b>	<b>\$218,005.06</b>
Development Fees	\$14,059.50	\$21,529.50	10,000	(\$11,529.50)	-115.30%	\$1,359.75	\$29,139.75
Permit Fees	\$23,009.65	\$100,956.43	180,450	\$79,493.57	44.05%	\$157,687.17	\$274,057.27
Municipal Court	\$13,569.60	\$64,265.60	100,000	\$35,734.40	35.73%	\$49,988.84	\$112,779.21
<b>Total Revenue</b>	<b>\$197,221.73</b>	<b>\$2,264,051.09</b>	<b>2,824,450</b>	<b>\$560,398.91</b>	<b>19.84%</b>	<b>\$2,138,499.20</b>	<b>\$3,101,592.31</b>

## Sales Tax Collections



## All General Fund Expenditures

<b>Category</b>	<b>MARCH 2026 Expenditures</b>	<b>Year to Date Expenditures</b>	<b>Current Budget</b>	<b>Budget Remaining</b>	<b>% of Budget Remaining</b>	<b>Prior YTD Balance</b>	<b>Prior Year End Balance</b>
Administration	\$100,684.25	\$577,503.20	1,371,760	\$794,256.80	57.90%	\$503,663.83	\$1,083,715.90
Police	\$66,289.56	\$490,147.38	922,850	\$432,702.62	46.89%	\$471,382.78	\$910,574.74
Municipal Court	\$950.00	\$5,475.00	12,000	\$6,525.00	54.38%	\$4,800.00	\$9,600.00
Transfers	\$5,192.36	\$99,379.36	265,000	\$165,620.64	62.50%	\$111,174.85	\$202,139.59
<b>Total Expenses</b>	<b>\$173,116.17</b>	<b>\$1,172,504.94</b>	<b>2,571,610</b>	<b>\$1,399,105.06</b>	<b>54.41%</b>	<b>\$1,091,021.46</b>	<b>\$2,206,030.23</b>

## Expenditures by Department - Administration

Category	MARCH 2026 Expenditures	Year to Date Expenditures	Current Budget	Budget Remaining	% of Budget Remaining	Prior YTD Balance	Prior Year End Balance
Salary & Benefits	\$40,076.73	\$304,836.29	642,825	\$337,988.71	52.58%	\$274,734.70	\$555,684.91
<i>Advertisements &amp; Banners &amp; Signs</i>	<i>\$157.84</i>	<i>\$803.68</i>	<i>5,500</i>	<i>\$4,696.32</i>	<i>85.39%</i>	<i>\$1,088.72</i>	<i>\$3,406.26</i>
<i>Clean Up Day</i>	<i>\$688.79</i>	<i>\$2,638.79</i>	<i>10,800</i>	<i>\$8,161.21</i>	<i>75.57%</i>	<i>\$2,000.00</i>	<i>\$4,400.00</i>
<i>Dues &amp; Memberships</i>	<i>\$76.00</i>	<i>\$1,301.75</i>	<i>5,000</i>	<i>\$3,698.25</i>	<i>73.97%</i>	<i>\$1,460.50</i>	<i>\$2,017.50</i>
<i>Election Expense</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>14,000</i>	<i>\$14,000.00</i>	<i>100.00%</i>	<i>\$0.00</i>	<i>\$244.58</i>
<i>Postage</i>	<i>\$0.00</i>	<i>\$791.93</i>	<i>3,500</i>	<i>\$2,708.07</i>	<i>77.37%</i>	<i>\$1,055.56</i>	<i>\$2,488.32</i>
<i>Publications &amp; Special Events</i>	<i>\$0.00</i>	<i>\$450.95</i>	<i>1,500</i>	<i>\$1,049.05</i>	<i>69.94%</i>	<i>\$738.11</i>	<i>\$1,885.95</i>
<i>Meetings/Events</i>	<i>\$0.00</i>	<i>\$2,436.07</i>	<i>15,000</i>	<i>\$12,563.93</i>	<i>83.76%</i>	<i>\$2,977.18</i>	<i>\$12,307.67</i>
<i>Travel &amp; Training</i>	<i>\$0.00</i>	<i>\$493.13</i>	<i>5,000</i>	<i>\$4,506.87</i>	<i>90.14%</i>	<i>\$287.24</i>	<i>\$2,787.72</i>
<b>Total Other</b>	<b>\$922.63</b>	<b>\$9,452.86</b>	<b>76,300</b>	<b>\$66,847.14</b>	<b>87.61%</b>	<b>\$11,732.95</b>	<b>\$34,471.80</b>
Contracted Services	\$39,130.35	\$126,090.06	437,950	\$311,859.94	71.21%	\$148,878.74	\$367,623.44
Fees & Service Charges	\$27.50	\$187.50	1,400	\$1,212.50	86.61%	\$480.85	\$1,170.38
Supplies	\$3,817.75	\$40,689.75	107,785	\$67,095.25	62.25%	\$37,263.66	\$64,718.11
Maintenance	\$1,924.42	\$39,155.99	55,500	\$16,344.01	29.45%	\$30,272.93	\$60,047.26
Capital Improvements	\$14,784.87	\$57,090.75	50,000	-\$7,090.75	-14.18%	\$300.00	\$0.00
<b>Total Administration</b>	<b>\$100,684.25</b>	<b>\$577,503.20</b>	<b>1,371,760</b>	<b>\$794,256.80</b>	<b>57.90%</b>	<b>\$503,663.83</b>	<b>\$1,083,715.90</b>

# Expenditures by Department - Police

Category	MARCH 2026 Expenditures	Year to Date Expenditures	Current Budget	Budget Remaining	% of Budget Remaining	Prior YTD Balance	Prior Year End Balance
Salary & Benefits	\$62,167.98	\$432,854.91	817,850	\$384,995.09	47.07%	\$433,698.97	\$820,506.95
Maintenance	\$2,238.65	\$20,651.03	38,800	\$18,148.97	46.78%	\$23,641.06	\$34,126.93
Contracted Services	\$0.00	\$10,154.65	12,200	\$2,045.35	16.77%	\$0.00	\$8,038.00
<i>Dues &amp; Memberships</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>2,000</i>	<i>\$2,000.00</i>	<i>100.00%</i>	<i>\$459.50</i>	<i>\$942.50</i>
<i>Meetings &amp; Events</i>	<i>\$0.00</i>	<i>\$534.72</i>	<i>1,500</i>	<i>\$965.28</i>	<i>64.35%</i>	<i>\$535.53</i>	<i>\$1,556.86</i>
<i>Travel &amp; Training</i>	<i>\$0.00</i>	<i>\$395.00</i>	<i>4,500</i>	<i>\$4,105.00</i>	<i>91.22%</i>	<i>\$2,368.91</i>	<i>\$2,368.91</i>
<b>Total Other</b>	<b>\$0.00</b>	<b>\$929.72</b>	<b>8,000</b>	<b>\$7,070.28</b>	<b>88.38%</b>	<b>\$3,363.94</b>	<b>\$4,868.27</b>
<i>Fuel &amp; Lubricants</i>	<i>\$1,882.93</i>	<i>\$8,176.69</i>	<i>22,000</i>	<i>\$13,823.31</i>	<i>62.83%</i>	<i>\$8,139.61</i>	<i>\$22,652.74</i>
<i>Operations &amp; Supplies</i>	<i>\$0.00</i>	<i>\$15,998.39</i>	<i>20,000</i>	<i>\$4,001.61</i>	<i>20.01%</i>	<i>\$2,503.35</i>	<i>\$18,836.72</i>
<i>Uniforms</i>	<i>\$0.00</i>	<i>\$1,381.99</i>	<i>4,000</i>	<i>\$2,618.01</i>	<i>65.45%</i>	<i>\$35.85</i>	<i>\$1,545.13</i>
<b>Total Supplies</b>	<b>\$1,882.93</b>	<b>\$25,557.07</b>	<b>46,000</b>	<b>\$20,442.93</b>	<b>44.44%</b>	<b>\$10,678.81</b>	<b>\$43,034.59</b>
<b>Total Police</b>	<b>\$66,289.56</b>	<b>\$490,147.38</b>	<b>922,850</b>	<b>\$432,702.62</b>	<b>46.89%</b>	<b>\$471,382.78</b>	<b>\$910,574.74</b>



Town of Bartonville, Texas  
Quarterly Investment Report  
January 1, 2026 thru March 31, 2026  
Portfolio Summary Management Report

Item G3.

This quarterly report is in full compliance with the investment policy and strategy as established for the Town of Bartonville, Texas, and the Public Funds Investment Act (Chapter 2256, Government Code)

1/1/2026

Beginning Book Value                   \$ 5,003,016  
Beginning Market Value               \$ 5,003,016

3/31/2026

Ending Book Value                       \$ 5,888,311  
Ending Market Value                     \$ 5,888,311

Interest Earned for This Quarter  
\$                                   48,396

Increase/(Decrease) in Investment Holdings Market Value  
\$                                   885,295

TOWN OF BARTONVILLE, TEXAS  
 CURRENT INVESTMENT PORTFOLIO AS OF  
 March 31, 2026

ALL FUND TYPES (EXCPET BCDC & CCD) AS DEFINED IN TOWN'S INVESTMENT POLICY

CUSIP	Type of Securiry	PAR	Current Rate	Purchase Settlement Date	Maturity Date	Term	Days Held 03/31/2026	Days to Maturity 03/31/2026	% TOTAL	Weighted Average Maturity
<u>Cash Positions: Bank Cash Investments</u>										
SouthState Bank (Consolidated Cash)	DDA	\$ 5,038,619	3.75%	3/31/2026	4/1/2026	1	0	1	85.57%	1
SouthState Bank (Reserve Fund)	DDA	\$ 849,549	3.75%	3/31/2026	4/1/2026	1	0	1	14.43%	1
Subtotal Cash Positions		<u>\$ 5,888,168</u>								
<u>Cash Positions: Pooled Investments</u>										
LOGIC	Pool	\$ 143	3.79%	3/31/2026	4/1/2026	1	0	1	0.00%	51
<b>Grand Total</b>		<b>\$ 5,888,311</b>							<b>100.00%</b>	

TOWN OF BARTONVILLE, TEXAS  
 CURRENT INVESTMENT PORTFOLIO AS OF  
 March 31, 2026

ALL FUND TYPES (EXCPEB BCDC & CCD) AS DEFINED IN TOWN'S INVESTMENT POLICY

CUSIP	Type of Security	PAR	Current Rate	Purchase Settlement Date	Maturity Date	Book Value			Market Value			
						Beginning 01/01/2026	Ending 03/31/2026	Change	Beginning 01/01/2026	Ending 03/31/2026	Change	
<b>Cash Positions: Bank Cash Investments</b>												
SouthState Bank (Consolidated Cash)	DDA	\$ 5,038,619	3.75%	3/31/2026	4/1/2026	\$ 4,161,125	\$ 5,038,619	\$ 877,494	\$ 4,161,125	\$ 5,038,619	\$ 877,494	
SouthState Bank (Reserve Fund)	DDA	\$ 849,549	3.75%	3/31/2026	4/1/2026	\$ 841,749	\$ 849,549	\$ 7,800	\$ 841,749	\$ 849,549	\$ 7,800	
<b>Subtotal Cash Positions</b>		<b>\$ 5,888,168</b>				<b>\$ 5,002,874</b>	<b>\$ 5,888,168</b>	<b>\$ 885,294</b>	<b>\$ 5,002,874</b>	<b>\$ 5,888,168</b>	<b>\$ 885,294</b>	
<b>Cash Positions: Pooled Investments</b>												
LOGIC	Pool	\$ 143	3.79%	3/31/2026	4/1/2026	\$ 142	\$ 143	\$ 1	\$ 142	\$ 143	\$ 1	
<b>Grand Total</b>		<b>\$ 5,888,311</b>				<b>\$ 5,003,016</b>	<b>\$ 5,888,311</b>	<b>\$ 885,295</b>	<b>\$ 5,003,016</b>	<b>\$ 5,888,311</b>	<b>\$ 885,295</b>	

INTEREST EARNED FOR QUARTER

Month	Type of Security	Average Balance	Average Rate	Interest Earned
<b>Cash Positions: Bank Cash Investments</b>				
Jan-26	DDA	\$ 5,222,072	3.75%	\$ 15,457
Feb-26	DDA	\$ 5,668,498	3.75%	\$ 16,632
Mar-26	DDA	\$ 5,832,664	3.75%	\$ 16,307
	Subtotal			<b>\$ 48,395</b>
<b>Cash Positions: Pooled Investments</b>				
Jan-26	Pool	\$ 142	3.86%	\$ 0
Feb-26	Pool	\$ 142	3.81%	\$ 0
Mar-26	Pool	\$ 142	3.79%	\$ 0
	Subtotal			<b>\$ 1</b>

TOTAL INTEREST EARNED FOR THIS QUARTER **\$ 48,396**

**Call Type Summary:**

- Aggression (1)
- Confined Animal (1)
- Health and Safety (1)
- Loose Animal (1)
- Patrol (9)
- Trash and Debris (9)

**Call**

Address	Notes	Service / Type
3/9/2026 506 Oakwood Dr	Trash and debris piled on front porch	Code Enforcement Trash and Debris
3/23/2026 506 Oakwood Dr	No improvement. Trash/debris still piled on porch. Citation issued.	Code Enforcement Trash and Debris
4/6/2026 506 Oakwood Dr	No improvement. Trash/debris still piled on porch.	Code Enforcement Trash and Debris
3/9/2026 404 Oakwood Dr	Trash bags piled in yard and containers.	Code Enforcement Trash and Debris
3/23/2026 404 Oakwood Dr	Property has made good improvements and is almost fully abated.	Code Enforcement Trash and Debris

<p>4/6/2026 404 Oakwood Dr</p>	<p>Property abated for trash/debris.</p>	<p>Code Enforcement Trash and Debris</p>
<p>3/19/2026 1207 Chestnut Dr.</p>	<p>Contained dog at this address. I impounded one female boxer with a blue collar. There was no chip.</p>	<p>Animal Control Confined Animal</p>
<p>3/23/2026 1501 Glenview Ln</p>	<p>Warning sent to property owner from large debris piles.</p>	<p>Code Enforcement Trash and Debris</p>
<p>3/30/2026 1501 Glenview Ln</p>	<p>During patrol today, they were actively cleaning up and hauling away debris piles.</p>	<p>Code Enforcement Trash and Debris</p>
<p>4/6/2026 1501 Glenview Ln</p>	<p>Property abated. Debris pile has been removed.</p>	<p>Code Enforcement Trash and Debris</p>
<p>3/16/2026 1084 Broome Rd</p>	<p>It was reported that the dogs from this address were loose again. I was dispatched to educate on leash and containment. Upon my arrival the dogs were loose on property. I collected ID from the owner, and then educated her on leash and containment laws. I informed her that this was her final warning before citations will be issued.</p>	<p>Animal Control Loose Animal</p>
<p>3/30/2026 394 Wolf Run Rd</p>	<p>Camper on driveway appears to be acting as a accessory dwelling.</p>	<p>Code Enforcement Health and Safety</p>
<p>3/26/2026 335 Stonewood Blvd</p>	<p>An older chihuahua mix ran out of his house on 3/24 at dusk towards RP and her two leashed dogs. RPs golden retriever shook chihuahua. Owner of chihuahua took it to the vet. Dog that bit was up to date on vaccinations.</p>	<p>Animal Control Aggression</p>

**Patrol**

Address	Notes	Service / Type
3/3/2026	Patrolled city limits. Checked in with city hall, no new violations or complaints. 8:30 AM - 10:30 AM   Duration: 2 hours	Code Enforcement Patrol
3/9/2026	Patrolled city limits. Checked in with city hall. 8:30 AM - 10:30 AM   Duration: 2 hours	Code Enforcement Patrol
3/16/2026	Patrolled city limits. Checked in with city hall, no new violations/complaints. 8:30 AM - 10:30 AM   Duration: 2 hours	Code Enforcement Patrol
3/23/2026	Patrolled city limits. Followed up on previous warnings and complaint. Checked in with city hall. 9:00 AM - 11:00 AM   Duration: 2 hours	Code Enforcement Patrol
3/30/2026	Patrolled city limits. Followed up on previous warnings. Checked in with city hall. 8:30 AM - 10:30 AM   Duration: 2 hours	Code Enforcement Patrol
3/30/2026	I patrolled Bartonville for any loose, injured, or deceased animals. I checked in at Town Hall with Shari who reported no new issues at the time. 10:15 AM - 11:15 AM   Duration: 1 hours	Animal Control Patrol

---

3/6/2026	Patrolled the city for loose, stray, and deceased animals. Enter city hall but could not get any one to come to the front window. 12:30 PM - 1:30 PM   Duration: 1 hours	Animal Control Patrol
3/13/2026	Patrolled the area for loose, stray and deceased animals. Spoke to Shannon at city hall who stated they did not have anything to report. 2:15 PM - 3:15 PM   Duration: 1 hours	Animal Control Patrol
3/18/2026	I patrolled Bartonville for loose or deceased animals. I checked in at City Hall and spoke with Shari. They did not have any issues at this time. 2:00 PM - 3:00 PM   Duration: 1 hours	Animal Control Patrol

---

**Westwood**

## **Town of Bartonville**

### **Status Report**

**Date: April 17, 2026**

#### **Plat Review**

- N/A

#### **ROW Permits**

- AT&T Fiber – Ongoing
- CoServ Gas and Electric – 2726 Romero Way
- CoServ Electric – 496 McMakin

#### **Subdivision Construction**

- N/A

#### **Street Fund**

- Jeter Phase 3 Construction – Anticipated Start Date April 27, 2026
- Misc. Asphalt Pavement Repair On-Call Contract – Completed Current Work, Contract Still Available

#### **General Consultation**

- N/A

#### **Grading Plans Reviewed**

- 1020 Hat Creek
- 1110 Vera Court
- 835 Porter Road
- 1142 Jefferson Road
- 837 Ginger's Way

Town of Bartonville  
Municipal Court Council Report  
From 3/1/2026 to 3/31/2026

4/1/2026 12

Item G3.

**Violations by Type**

Traffic	Penal	City Ordinance	Parking	Other	Total
118	1	1	0	2	122

**Financial**

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
\$10,147.40	\$3,613.80	\$11,454.00	\$12.00	\$14.70	\$25,241.90

**Warrants**

Issued	Served	Closed	Total
0	0	0	0

**FTAs/VPTAs**

FTAs	VPTAs	Total
0	0	0

**Dispositions**

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
41	0	14	34	23	112

**Trials & Hearings**

Jury	Bench	Appeal	Total
0	0	0	0

**Omni/Scofflaw/Collection**

Omni	Scofflaw	Collections	Total
1	0	1	2

PermitReport

4/1/2026 9:1

Item G3.

Permit #	Contact	Property	Permit Type	Issued Date	Estimated Value	Square Footage	Paid Amount
25-00512-01	Signarama	2648 FM 407 Unit 120	Sign Permit	3/12/2026			\$75.00
26-00007-01	OTS Construction LLC	1491 Latigo Ln	Addition/REmodel Permit (AC)	3/30/2026	\$50,000.00	1450.00	\$1,724.20
26-00035-01	Calles de Mexico	3501 E FM 407 Unit 700	Food Establishment Permit	3/18/2026			\$300.00
26-00061-01	St. Vincent Homes		Contractor Registration - General	3/24/2026			\$125.00
26-00077-01	Roger Jones Custom Pools		Contractor Registration - General	3/31/2026			\$125.00
26-00120-01	Element Systems	837 Ginger's Way	OSSF Permit - Residential	3/25/2026			\$410.00
26-00133-01	Premier Generators of Texas LLC		Contractor Registration - Electrical	3/2/2026			\$0.00
26-00134-01	Premier Generators Of Texas LLC - Plumbing		Contractor Registration - Plumbing	3/2/2026			\$0.00
26-00135-01	JP Plumbing	1000 Roadrunner Rd	Plumbing Permit	3/2/2026	\$10,000.00		\$130.00
26-00136-01	Double L Fencing, LLC dba Stand Strong Fencing of Argyle	582 Wolf Run Rd	Fence Permit	3/5/2026			\$75.00
26-00137-01	A#1Air		Contractor Registration - Plumbing	3/5/2026			\$0.00
26-00138-01	ARS Rescue Rooter/Richard Youngblood		Contractor Registration - Plumbing	3/5/2026			\$0.00
26-00139-01	MLB Landscape		Contractor Registration - Irrigation	3/6/2026			\$125.00
26-00140-01	L2 Electric, LLC		Contractor Registration - Electrical	3/6/2026			\$0.00
26-00141-01	Premier Generators of Texas LLC	1265 Kentucky Derby Drive	Electrical Permit	3/10/2026	\$3,000.00	11888.00	\$130.00
26-00141-02	Premier Generators Of Texas LLC - Plumbing	1265 Kentucky Derby Drive	Plumbing Permit	3/10/2026	\$3,000.00	11888.00	\$130.00
26-00142-01	Noble Classic Homes	651 Porter Rd	New Residence Permit	3/16/2026	\$2,910,231.00	3951.00	\$2,568.15
26-00142-02	Noble Classic Homes	651 Porter Rd	New Residence (Non AC)	3/16/2026	\$2,910,231.00	3951.00	\$471.15
26-00142-04	Noble Classic Homes	651 Porter Rd	Grading and Drainage Permit	3/16/2026		3951.00	\$275.00
26-00142-05	Noble Classic Homes	651 Porter Rd	Culvert/Driveway	3/16/2026		3951.00	\$120.00
26-00143-01	Noble Classic Homes	651 Porter Rd	Accessory Bldg AC (1,001 +)	3/16/2026		1339.00	\$965.00
26-00144-01	L2 Electric, LLC	528 Country Ct	Meter Base Change Out Permit	3/12/2026	\$2,200.00	2600.00	\$75.00
26-00145-01	ARS Rescue Rooter/Richard Youngblood	1634 Landfall Cir	Plumbing Permit	3/12/2026	\$2,800.00		\$130.00
26-00146-01	JCC Sprinklers		Contractor Registration - Irrigation	3/12/2026			\$125.00
26-00147-01	Ares Holdings, LLC dba Nextech, LLC		Contractor Registration - Mechanical	3/11/2026			\$0.00
26-00148-01	MLB Landscape	2725 Romero Way	Sprinkler/Irrigation Permit	3/12/2026	\$1,200.00		\$110.00
26-00149-01	Kaskade Landscape	151 Knights Crest	Sprinkler/Irrigation Permit	3/12/2026	\$8,500.00		\$110.00
26-00150-01	Homestead Steaks	Tractor Supply	Temporary Food Permit	3/13/2026			\$35.00
26-00151-01	Wyse Services	1941 E Jeter Road	OSSF Application - Commercial	3/19/2026			\$0.00
26-00152-01	CWE Group Inc dba CW Service Pros	1419 Latigo Ln	Plumbing Permit	3/18/2026	\$3,800.00		\$130.00
26-00153-01	TEX - AC & HEATING		Contractor Registration - Mechanical	3/17/2026			\$0.00
26-00154-01	Sabre Luxury Homes		Contractor Registration - General	3/17/2026			\$125.00
26-00155-01	Integrated Mechanical & Electrical Services LLC		Contractor Registration - Mechanical	3/17/2026			\$0.00
26-00156-01	Slate Plumbing		Contractor Registration - Plumbing	3/17/2026			\$0.00
26-00157-01	BMR Pool and Patio		Contractor Registration - General	3/17/2026			\$125.00
26-00158-01	IMES		Contractor Registration - Electrical	3/17/2026			\$0.00
26-00159-01	River Electric		Contractor Registration - Electrical	3/17/2026			\$0.00
26-00160-01	Electra Plus		Contractor Registration - Electrical	3/18/2026			\$0.00
26-00161-01	Verde Outdoors, LLC		Contractor Registration - General	3/18/2026			\$125.00
26-00162-01	Bisidas Water Well/B&B Pump		Contractor Registration - General	3/19/2026			\$125.00
26-00163-01	Steven Moore	601 Seals Rd	Fence Permit	3/20/2026			\$75.00
26-00164-01	JCC Sprinklers	1672 Barrington Hills Blvd	Sprinkler/Irrigation Permit	3/19/2026	\$9,900.00		\$110.00
26-00165-01	J. Caldwell Custom Pools	2012 High Meadow Ct	Pool/Spa (inground)	3/19/2026			\$725.00
26-00166-01	Morton Buildings, Inc.		Contractor Registration - General	3/23/2026			\$125.00
26-00167-01	Integrated Mechanical & Electrical Services LLC		Contractor Registration - Electrical	3/23/2026			\$0.00
26-00168-01	Metroplex Royal Flush	1142 Jefferson Court	OSSF Application - Modification	3/25/2026			\$200.00
26-00170-01	Hayhurst Brothers Homes		Contractor Registration - General	3/24/2026			\$125.00
26-00171-01	Waldron Electric LLC		Contractor Registration - Electrical	3/25/2026			\$0.00
26-00172-01	CR Plumbing		Contractor Registration - Plumbing	3/25/2026			\$0.00
26-00173-01	CR Plumbing, Air & Electric		Contractor Registration - Electrical	3/25/2026			\$0.00

Permit #	Contact	Property	Permit Type	Issued Date	Estimated Value	Square Footage	Paid Amount
26-00174-01	CR Plumbing, Air & Electric		Contractor Registration - Mechanical	3/25/2026			\$0.00
26-00175-01	CR Plumbing	1337 W Jeter Rd	Plumbing Permit	3/25/2026			\$260.00
26-00176-01	KLT Electric		Contractor Registration - Electrical	3/26/2026			\$0.00
26-00177-01	Bender Reid Realty Company, LLC	835 Porter	New Residence Permit	3/27/2026	\$800,000.00	4250.00	\$2,762.50
26-00177-02	Bender Reid Realty Company, LLC	835 Porter	New Residence (Non AC)	3/27/2026	\$800,000.00	4250.00	\$1,265.85
26-00177-04	Bender Reid Realty Company, LLC	835 Porter	Grading and Drainage Permit	3/27/2026	\$800,000.00	4250.00	\$275.00
26-00177-05	Bender Reid Realty Company, LLC	835 Porter	Culvert/Driveway	3/27/2026	\$800,000.00	4250.00	\$120.00
26-00178-01	Malone Excavating & Waste Water Systems dba A&M Septic	835 Porter	OSSF Permit - Residential	3/27/2026			\$410.00
26-00179-01	Watercrest Pools		Contractor Registration - General	3/27/2026			\$125.00
26-00180-01	BMR Pool and Patio	1317 Post Oak Ln	Pool/Spa (inground)	3/27/2026	\$115,000.00	680.00	\$650.00
26-00181-01	J. Caldwell Custom Pools	1277 Kentucky Derby Drive	Pool/Spa (inground)	3/30/2026	\$72,000.00	506.00	\$650.00
26-00182-01	Honest Home Services		Contractor Registration - Mechanical	3/30/2026			\$0.00
26-00183-01	Paradise Heating and Air		Contractor Registration - Mechanical	3/31/2026			\$0.00
26-00184-01	Paradise Heating and Air		Contractor Registration - Electrical	3/31/2026			\$0.00
26-00186-01	Plumb Perfection LLC		Contractor Registration - Plumbing	3/31/2026			\$0.00
26-00187-01	Bramlett Enterprises INC		Contractor Registration - Septic	3/31/2026			\$125.00





## FY2026 Boards and Commission Attendance Report

Item G3.

10/14 11/3 12/1 3/25

<b>Special Events Committee (SEC)</b>													
Position	Term	Committee Member											
Chair	2024-2026	Lori Van Alstine (2023)	P	P	P	P							
Vice Chair	2024-2026	Kathy Daum (2024)	P	P	P	E							
Member	2025-2027	CM Keith Crandall (2024)	P	P	P	P							
Member	2025-2027	CM Margie Arens (2023)	P	P	P	P							
Member	2024-2026	Donna Baumgarner (2024)	P	P	P	P							
Member	2024-2026	Randy Van Alstine	P	P	P	P							
Member	2025-2027	Stephanie Phillips	P	P	P	P							

P - Present

A - Absent

E - Excused - Staff Notified



# TOWN COUNCIL COMMUNICATION

---

**DATE:** April 21, 2026  
**FROM:** Shannon Montgomery, Town Secretary  
**AGENDA ITEM:** Consider approval of the March 17, 2026 Regular Meeting Minutes.

---

**SUMMARY:**

The Town Council held a Regular Meeting on March 17, 2026.

**RECOMMENDED MOTION OR ACTION:**

Motion to approve the March 17, 2026 Regular Meeting Minutes as presented.

**ATTACHMENT:**

- March 17, 2026 Regular Meeting Minutes

**THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 17TH DAY OF MARCH 2026 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING COUNCIL MEMBERS PRESENT, CONSTITUTING A QUORUM:**

Jaclyn Carrington, Mayor  
 Clay Sams, Council Member Place 3  
 Keith Crandall, Council Member Place 4  
 Margie Arens, Council Member Place 5

*Council Members Absent:*

Matt Chapman, Mayor Pro Tem/Place 2  
 Jim Roberts, Council Member Place 1

*Town Staff Present:*

Kirk Riggs, Town Administrator  
 Patricia Adams, Town Attorney  
 Shannon Montgomery, Town Secretary  
 Jeff Ashabranner, Chief of Police

**A. CALL MEETING TO ORDER**

Mayor Carrington called the meeting to order at 6:30 pm.

**B. PLEDGE OF ALLEGIANCE**

Mayor Carrington led the Pledge.

**C. PUBLIC PARTICIPATION**

*If you wish to address the Council, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Council for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Council during the Public Participation portion of the meeting or when the item is considered by the Town Council.*

Town Secretary Montgomery read emails from the following individuals in regard to a request for an item to be placed on a future Council agenda to hear a presentation requesting sewer connections for businesses located along McMakin:

- Allison Birmingham, 1353 Latigo Lane, Bartonville, Texas – IN SUPPORT
- Gary and Colyn Bryant, 987 Broome Road, Bartonville, Texas – OPPOSED
- Barry Luckie, 303 Stonewood Boulevard, Bartonville, Texas – OPPOSED
- Joseph and Patricia Adams, 1221 Glenview Lane, Bartonville, Texas – OPPOSED
- Dana Crandall, 210 Hunter Court, Bartonville, Texas – OPPOSED
- Patrick and Gloria McDonald, 1418 Gibbons Road South, Bartonville, Texas – OPPOSED
- Heather Head, 261 Hunter Court, Bartonville, Texas – OPPOSED
- Ronnie and Stacey Smith, 585 and 601 McMakin Road, Bartonville, Texas – OPPOSED
- Josh Phillips, 320 West Jeter Road, Bartonville, Texas – OPPOSED
- Amy Roberts, 1486 Gibbons Road South, Bartonville, Texas – OPPOSED

- James and LaDonna Foringer, 1451 Post Oak Lane, Bartonville, Texas – OPPOSED
- Richard and Laura Karbash-Smith, 185 Coyote Court, Bartonville, Texas – OPPOSED
- Chad Carlson, 241 Country Court, Bartonville, Texas – OPPOSED
- James Pittman, 1237 Post Oak Court, Bartonville, Texas – OPPOSED
- Brenda Stenovitch, 1501 E Jeter Road, Bartonville, Texas – OPPOSED
- Troy and Cori Bonin, 259 Pin Oak Court, Bartonville, Texas – OPPOSED

The following individuals addressed the Town Council in regard to a request for an item to be placed on a future Council agenda to hear a presentation requesting sewer connections for businesses located along McMakin:

- Brenda Latham, 630 Badminton Drive, Bartonville, Texas – OPPOSED
- Kathy Daum, 1590 Post Oak Lane, Bartonville, Texas – OPPOSED
- Tim House, 96 McMakin, Bartonville, Texas – IN SUPPORT
- Brandon Shelby, 1800 Teague, Suite 203, Sherman, Texas – IN SUPPORT
- Laura Pittman, 1237 Post Oak Court, Bartonville, Texas – OPPOSED
- Jim Langford, 1044 E Jeter Road, Bartonville, Texas – IN SUPPORT
- Pat Adams, 1221 Glenview Lane, Bartonville, Texas – OPPOSED
- Margaret “Peggy” Parks, 1480 Post Oak Lane, Bartonville, Texas – OPPOSED
- Julie Smith, 261 Green Oaks Drive, Bartonville, Texas – OPPOSED
- Del Knowler, 739 Seals Road, Bartonville, Texas – OPPOSED

#### **D./E. CLOSED SESSION / RECONVENE INTO OPEN MEETING**

Pursuant to the Open Meetings Act, Chapter 551, the Town Council convened into a Closed Executive Session at 7:35 pm and reconvened into open session at 7:06 pm in accordance with the Texas Government Code regarding:

1. **Section 551.071 (1) and (2) Consultation with Attorney. Private consultation to seek the advice of the Town Attorney about pending or contemplated litigation or a settlement offer and to consult with the Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: development agreements – municipal obligations.**

No action taken.

#### **F. PRESENTATIONS**

1. **Introduction of and Administer Oath of Office to New Chief of Police Jeff Ashabranner.**

Town Administrator Riggs introduced new Chief of Police Jeff Ashabranner and Mayor Carrington administered his Oath of Office.

#### **G. APPOINTED REPRESENTATIVE/LIAISON REPORTS**

*Council will receive and discuss the following reports:*

**1. Denton County Emergency Services District #1.**

Chief Vaughan of Denton County Emergency Services District No. 1 provided an update and addressed questions from Council.

**2. Police Department – February 2026 Statistics/Activities.**

Town Administrator Riggs summarized the monthly statistics/activities and addressed questions from Council.

**3. Administration – February 2026 Reports: Financial, Animal Control and Code Enforcement, Engineering, Municipal Court, Permit, and Board Member Attendance.**

Town Secretary Montgomery provided a summary of the Finance Report and addressed questions from Council.

**H. CONSENT AGENDA**

*This agenda consists of non-controversial, or “housekeeping” items required by law. Items may be approved with a single motion. Items may be removed from the Consent Agenda by any Council Member by making such request prior to a motion and vote on the Consent Agenda.*

- 1. Consider approval of the February 11, 2026 Special Meeting Minutes.**
- 2. Consider approval of the February 20, 2026 Special Meeting Minutes.**
- 3. Consider approval of an Ordinance cancelling the May 2, 2026 General Election and accepting the Certification of Unopposed Candidates; and providing an effective date.**
- 4. Consider approval of an Ordinance amending the Town’s Budget for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, as adopted by Ordinance No. 787-25 and amended by Ordinance No. 792-25; providing for adjustments to the Bartonville Crime Control and Prevention District (CCPD) budget\*\* (CCPD approved by a unanimous vote at its March 10, 2026, meeting.)**
- 5. Consider approval of a Resolution adopting a policy to provide general signature authority to the Town Administrator to contract for expenditures and execute contracts without further approval of the Town Council in accordance with the Town of Bartonville’s Purchasing Policies; and providing an effective date.**
- 6. Consider approval of the Town Administrator Fiscal Year 2025-2026 Goals.**
- 7. Ratify the approval of a Building Inspection Services Agreement between the Town of Bartonville and Texas Power Inspections, LLC.**

Motion made by Council Member Arens, seconded by Council Member Sams, to **APPROVE** the Consent Agenda as presented.

**VOTE ON THE MOTION**

AYES: Sams, Crandall, and Arens

NAYS: None

VOTE: 3-0

The Ordinance Caption for Consent Agenda Item #3, reads as follows:

**TOWN OF BARTONVILLE, TEXAS  
ORDINANCE NO. 795-26**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, CANCELLING THE MAY 2, 2026, GENERAL ELECTION; DECLARING EACH UNOPPOSED CANDIDATE ELECTED TO OFFICE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

The Ordinance Caption for Consent Agenda Item #4, reads as follows:

**TOWN OF BARTONVILLE, TEXAS  
ORDINANCE NO. 796-26**

**FISCAL YEAR 2025-2026 BUDGET AMENDMENT #2**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS AMENDING THE TOWN’S BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AS ADOPTED BY ORDINANCE NO. 787-25; AMENDED BY ORDINANCE NO. 792-25; PROVIDING FOR ADJUSTMENTS TO THE BARTONVILLE CRIME CONTROL AND PREVENTION DISTRICT FUND PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET, AS AMENDED; PROVIDING SAVINGS; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE OF ALL ORDINANCES OF THE TOWN BARTONVILLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.**

**I. PUBLIC HEARINGS AND REGULAR ITEMS**

- 1. Discuss and consider awarding a contract for the E Jeter Road, Phase 3 Reconstruction Project to Cook’s Rock Solid, Inc. in an amount not to exceed \$1,000,145.36, which includes a ten percent (10%) contingency amount for any additional or unforeseen items that may arise during construction; and authorize the Town Administrator to sign necessary documents.**

Motion made by Council Member Crandall, seconded by Council Member Arens, to **AWARD** a contract for the E Jeter Road, Phase 3 Reconstruction Project to Cook’s Rock Solid, Inc. in an amount not to exceed \$1,000,145.36, which includes a ten percent (10%) contingency amount for any additional or unforeseen items that may arise during construction; and authorize the Town Administrator to sign necessary documents.

**VOTE ON THE MOTION**

AYES: Sams, Crandall, and Arens  
NAYS: None  
VOTE: 3-0

- 2. Discuss and consider an Ordinance repealing Appendix A, “Fee Schedule” of the Town of Bartonville Code of Ordinances and adopting a new Appendix A, “Fee Schedule” and providing an effective date of April 1, 2026.**

Mayor Carrington stated that this item will be brought back for consideration at the April 21, 2026 Council Meeting.

- 3. **Discuss and consider an Ordinance repealing Article 1.07, “Finances,” Division 2, “Purchasing Policy and Procedures” in its entirety and approving a Resolution establishing and adopting a Purchasing Policy for the Town to include procedures and a capitalization threshold of \$5,000 for capital assets; and providing an effective date.**

Motion made by Council Member Sams, seconded by Council Member Crandall, to **APPROVE** an Ordinance repealing Article 1.07, “Finances,” Division 2, “Purchasing Policy and Procedures” in its entirety and approving a Resolution establishing and adopting a Purchasing Policy for the Town to include procedures and a capitalization threshold of \$5,000 for capital assets as presented.

**VOTE ON THE MOTION**

AYES: Sams, Crandall, and Arens  
 NAYS: None  
 VOTE: 3-0

The approved Ordinance caption reads as follows:

**TOWN OF BARTONVILLE, TEXAS  
 ORDINANCE NO. 797-26**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, REPEALING ARTICLE 1.07, “FINANCES,” OF CHAPTER 1, “GENERAL PROVISIONS,” OF THE TOWN OF BARTONVILLE CODE OF ORDINANCES IN ITS ENTIRETY; PROVIDING FOR THE INCORPORATION OF THE PREMISES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.**

- 4. **Discuss and consider approval of an Ordinance amending Article 1.03, Town Council, Section 1.03.036(a), “Agenda” of the Town of Bartonville Code of Ordinances relative to Council procedures; and providing an effective date.**

Brenda Latham, 630 Badminton Drive, Bartonville, Texas, addressed the Town Council.

Motion made by Council Member Crandall, seconded by Council Member Arens, to **APPROVE** an Ordinance amending Article 1.03, Town Council, Section 1.03.036(a), “Agenda” of the Town of Bartonville Code of Ordinances relative to Council procedures as presented.

**VOTE ON THE MOTION**

AYES: Sams, Crandall, and Arens  
 NAYS: None  
 VOTE: 3-0

The approved Ordinance caption reads as follows:

**TOWN OF BARTONVILLE, TEXAS  
 ORDINANCE NO. 798-26**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE TOWN OF BARTONVILLE CODE OF ORDINANCES, CHAPTER 1, “GENERAL PROVISIONS,” ARTICLE 1.03, “TOWN COUNCIL,” DIVISION 2, “MEETINGS AND RULES OF PROCEDURE,” SECTION 1.03.036, “ORDER OF BUSINESS; AGENDA; PRESENTATIONS,” SUBSECTION (A), “AGENDA,” BY INCREASING THE NUMBER OF COUNCIL MEMBERS NEEDED TO HAVE A TOPIC PLACED ON THE AGENDA FROM ONE TO TWO;**

**PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CUMULATIVE REPEALER; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.**

**5. Discuss and consider approval of a Resolution amending Resolution No. 2025-03 appointing a Town Administrator and addressing the role of the Town Administrator.**

Motion made by Council Member Sams, seconded by Council Member Arens, to **APPROVE** a Resolution amending Resolution No. 2025-03 appointing a Town Administrator and addressing the role of the Town Administrator as presented.

**VOTE ON THE MOTION**

AYES: Sams, Crandall, and Arens

NAYS: None

VOTE: 3-0

**6. Discuss and consider rescheduling the May 19, 2026, Council Meeting due to Primary Run-Off Early Voting being scheduled for May 18, 2026 through May 22, 2026.**

Motion made by Council Member Arens, seconded by Council Member Crandall, to **SCHEDULE** the May Meeting for May 12, 2026 at 6:30 pm.

**VOTE ON THE MOTION**

AYES: Sams, Crandall, and Arens

NAYS: None

VOTE: 3-0

**J. FUTURE ITEMS**

Discussion only, no action taken.

**K. ADJOURNMENT**

Mayor Carrington declared the meeting adjourned at 8:11 pm.

**APPROVED this the 21st day of April 2026.**

**APPROVED:**

\_\_\_\_\_  
Jaclyn Carrington,  
Mayor

**ATTEST:**

\_\_\_\_\_  
Shannon Montgomery, TRMC  
Town Secretary



# TOWN COUNCIL COMMUNICATION

---

**DATE:** April 21, 2026

**FROM:** Kirk Riggs, Town Administrator

**AGENDA ITEM:** Ratify Engagement Letter with Brown & Hofmeister, LLP for Town Attorney Services.

---

**SUMMARY:**

Staff recommends transitioning the Town's legal services back to Brown & Hofmeister, LLP, based on the firm's extensive experience and long-standing familiarity with the Town's operations, policies, and legal history. This continuity is expected to enhance efficiency, provide more informed legal guidance, and support consistent decision-making.

The Engagement Letter formalizes the provision of legal services and ensures the Town maintains qualified, professional legal support moving forward.

**FISCAL INFORMATION:** FY25–26 \$90,000.

**RECOMMENDED MOTION OR ACTION:**

Motion to ratify the approval of the Engagement Letter with Brown & Hofmeister, LLP for Town Attorney Services.

**ATTACHMENTS:**

- Engagement Letter

JEREMY R. PAGE  
(214) 747-6116  
[jpage@bhlaw.net](mailto:jpage@bhlaw.net)

Telephone: (214) 747-6100  
Telecopier: (214) 747-6111  
[www.bhlaw.net](http://www.bhlaw.net)

March 18, 2026

Mayor Jaclyn Carrington  
Town of Bartonville  
1941 E. Jeter Road  
Bartonville, Texas 76229

Re: Engagement of Brown & Hofmeister, L.L.P., as Town Attorney for the Town of Bartonville, Texas

Dear Mayor Carrington:

This engagement letter, if accepted, will confirm the engagement by the Town of Bartonville, Texas ("Town"), of Brown & Hofmeister, L.L.P. ("Firm"), to provide legal services to the Town as its Town Attorney, effective as of March 23, 2026, subject to ratification by the Town Council of the Town of Bartonville at its next scheduled meeting on April 21, 2026. We appreciate your confidence in Brown & Hofmeister, L.L.P. We will do our best to continue to merit it, and we look forward to working with you, the Town Council, all Town officials, and Town staff.

The purpose of this letter, together with the "Standard Terms of Engagement" and the "Client Costs Advanced Schedule" attachments, is to set forth our mutual understanding with respect to the specific terms of our professional relationship. Please carefully review the two attached documents and contact me promptly should you have any questions in this regard. This letter, if accepted, together with the Standard Terms of Engagement and the Client Costs Advanced Schedule, constitutes our Agreement with you and the Town of Bartonville ("Agreement"), under which legal services will be provided by the Firm.

**Identity of Client**

The Firm will be representing the Town of Bartonville, Texas.

**Nature and Scope of Representation**

We understand that we are being retained as Town Attorney for the Town of Bartonville.

**Supervision and Delegation**

I will be the partner who will act as your Town Attorney and I will coordinate and supervise the services we perform on the Town's behalf. While I anticipate that I will perform or supervise most of the work, we routinely delegate selected responsibilities to other persons in the Firm when,



## STANDARD TERMS OF LEGAL ENGAGEMENT

This statement sets forth the standard terms of engagement as attorneys providing legal services. Unless modified in writing by mutual agreement, these terms will be an integral part of the firm's Agreement with you; therefore, we ask that you review this statement carefully and contact us promptly if you have any questions. Please retain this statement in your file.

### 1. The Scope of Our Work

You should have a clear understanding of the legal services we will provide, and any questions you have should be dealt with promptly. We will provide legal services related only to matters as to which we have been specifically engaged.

We will at all times provide legal services to the best of our ability. Any expressions on our part concerning the outcome of your legal matters are expressions of our best professional judgment, but are not guarantees. Such opinions are necessarily limited by our knowledge of the facts and are based on the state of the law at the time they are expressed.

### 2. Fees For Legal Services

Our charges for legal services are customarily based on the time devoted to the matter, the novelty and difficulty of the questions presented, the requisite experience, reputation and skill required to deal with those issues, and time limitations imposed by the circumstances. Unless otherwise indicated in writing, our fees for legal services are determined on the basis of the hourly rate set forth in the above letter of engagement. Although unlikely, we will notify you in writing if this fee structure needs to be modified.

### 3. Other Charges

All out-of-pocket expenses (such as long-distance telephone charges, copying charges, travel expenses, messenger expenses and the like) incurred by us in connection with our providing legal services will be billed to you as a separate item on your monthly statement. A Client Costs Advanced Scheduled is included hereinafter, which indicates the rate and terms upon which most of these items will be charged.

### 4. Billing Procedures and Terms of Payment

Our billing period begins on the first of the month and ends on the last day of the same month. We will render periodic statements to you for legal services and expenses. We usually mail these periodic statements by the middle of the month following the latest date covered in the statement. Each statement is payable within thirty (30) days of its stated date and must be paid in U.S. Dollars.

If you have any question or disagreement about any statement that we submit to you for payment, please contact us at your earliest convenience so that we may resolve any

problems without delay. Typically, such questions or disagreements can be resolved to the satisfaction of both sides with little inconvenience or formality.

5. Termination of Services

You have the right at any time to terminate our employment upon written notice to us, and if you do we immediately will cease to render additional services. We reserve the right to discontinue work on pending matters or terminate our professional relationship with you at any time that payment of your account becomes delinquent. No termination shall relieve you of the obligation to pay fees and expenses incurred prior to such termination.

6. Retention of Documents

Although historically we have attempted to retain for a reasonable time copies of most documents provided to us, we cannot be held responsible in any way for failure to do so, and we hereby expressly disclaim any such responsibility or liability. You must ultimately retain all originals and copies you desire among your own files for future reference.

7. Fee Estimates

We are often requested to estimate the amount of fees and costs likely to be incurred in connection with a particular matter. We will do our best to estimate fees and expenses for particular matters when asked to do so; however, an estimate is just that, and the fees and expenses required are ultimately a function of many conditions over which we may have little or no control, especially in litigation situations where the extent of necessary legal services may depend to a significant degree upon the tactics of the opposition. Unless otherwise agreed in writing with respect to a specific matter, all estimates made by us shall be subject to your agreement and understanding that such estimates do not constitute maximum or fixed fee quotations and that the ultimate cost may be more or less than the amount estimated.

8. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. Venue of any case or controversy arising under or pursuant to this Agreement shall be in Denton County, Texas.

9. Questions

If you have any questions from time to time about any aspect of this Agreement, please feel entirely free to raise those questions. We want to proceed in our work for you with a clear and satisfactory understanding about every aspect of our billing and payment policies and we encourage an open and frank discussion of any or all of the matters mentioned in this statement.

## CLIENT COSTS ADVANCED SCHEDULE

The Firm incurs expenses on behalf of clients only when required by the legal needs of the clients. Some cases or matters require extensive use of copy facilities, and other cases may not be so paper-intensive. Standard services such as secretarial and word processing time, file setup and file storage are not charged; however, other expenses such as long-distance fees, copies, delivery fees and fax charges are billed to the client requiring those services. An explanation of the billing structure is as follows:

### Delivery Services

Outside courier service is contracted by the Firm to pick up and deliver documents to the client, as well as to courts, agencies and opposing parties. Outside delivery fees are charged to the client at the rate charged to the Firm. Overnight delivery services also are charged at the rate charged to the Firm.

### Postage

Our postal equipment calculates exact U.S. postage for all sizes and weights of posted material. The rate charged for postage is the same as the amount affixed to the material that is mailed including the cost of certified mail or other additional mail services.

### Copies

Our standard rate for copies made by firm personnel is \$.15 per copy. This charge covers paper, equipment costs and other supplies. If savings can be realized within the required time frame by sending copy jobs to subcontractors, the firm uses only qualified legal services copiers and the cost charged to the client is the same as the amount billed to the Firm.

### Computerized Research

If a legal matter requires the use of computerized legal research, trained and skilled legal researchers are used to minimize on-line data charges. The cost charged to the client for computerized legal research is the same as the amount billed to the Firm.

### Fax

Fax copies will be charged at the rate of \$.25 per page.

### Travel

Attorney time spent traveling on behalf of a client is billed to the client. Hotel, meal, local transportation and similar expenses are charged based on receipts and travel expense forms submitted by the attorney. Documentation is available to the client if requested.

Other Expenses

Expenses incurred to outside providers in connection with the client's legal services should be paid by the client directly to the outside provider unless specifically arranged in advance. If the Firm agrees to pay outside providers, the cost charged to the client is the same as the amount billed to the Firm. Examples of such charges include: court reporter fees, filing fees, newspaper charges for publication notices, PUC download fees, expert witness fees, consultants and other similar expenses. Such expenses will not be incurred without approval from the client.



# TOWN COUNCIL COMMUNICATION

**DATE:** April 21, 2026

**FROM:** Kirk Riggs, Town Administrator

**AGENDA ITEM:** Consider an Ordinance repealing Appendix A, “Fee Schedule” of the Town of Bartonville Code of Ordinances and adopting a new Appendix A, “Fee Schedule” and providing an effective date of May 1, 2026.

## **SUMMARY:**

The Town’s current Appendix A – Fee Schedule has not been comprehensively updated in many years, with the majority of the fees remaining unchanged since 2012. Over time, the cost of providing municipal services including administration, development review, inspections, and other regulatory functions has increased. As a result, several existing fees no longer accurately reflect the cost of delivering these services.

Staff conducted a review of the current fee schedule and compared it with neighboring communities and the actual administrative and operational costs associated with providing these services. Based on this review, staff developed an updated Appendix A – Fee Schedule that modernizes the Town’s fees and aligns them more closely with current service costs and regional standards.

The proposed ordinance would repeal the current Appendix A, “Fee Schedule” and adopt a new Appendix A, “Fee Schedule,” which incorporates updated fees and clarifies certain fee categories to improve consistency and transparency.

Updating the fee schedule will help ensure the Town can continue providing quality services while maintaining fiscal responsibility and fairness for residents, businesses, and developers utilizing Town services.

## **FINANCIAL IMPACT:**

The updated fee schedule is expected to help offset the administrative and operational costs associated with providing municipal services. The exact fiscal impact will vary depending on the volume and type of services requested throughout the year.

## **RECOMMENDED MOTION OR ACTION:**

Motion to approve an Ordinance repealing Appendix A, “Fee Schedule” of the Town of Bartonville Code of Ordinances and adopting a new Appendix A, “Fee Schedule” and providing an effective date of May 1, 2026.

## **ATTACHMENTS:**

- Fee Schedule – Red Lined
- DRAFT Ordinance Adopting New Fee Schedule

**ARTICLE A1.000  
GENERAL PROVISIONS**

**§ A1.001. Applicability of fee schedule.**

The provisions of this schedule shall apply to all fees established herein and shall be levied by the Town immediately upon the effective date. Separately adopted ordinances also address applicable fees for other permit requirements within the Town. This schedule should not be construed to be all-inclusive of required permits or fees within the Town.

**§ A1.002. Amendment of fees.**

The individual fees are subject to change to reflect the Town's actual costs, and, as such, the fees herein may be changed by the Town Council at a public meeting through a simple majority vote at any regular or special called meeting.

**§ A1.003. Payment of fees by credit card or electronic means.**

The Town Administrator and any other municipal officer collecting fees, fines, court costs and other services for the Town are hereby authorized to accept payment by credit card of such fees, fines, court costs or other charge and to collect a fee for processing the payment by credit card as authorized by chapter 132, Texas Local Government Code.

- (1) Processing or handling fee. The Town Administrator and any other municipal officer is hereby authorized and directed to assess a processing fee not to exceed five percent (5%) of the amount of the fee, fine, court cost, or other charge being paid by the use of a credit card, as an amount reasonably necessary and related to the expense incurred by the Town.
- (2) Service charge for dishonored payment. If for any reason a payment by credit card is not honored by the credit card company on which the funds are drawn, the Town Administrator or any other municipal officer shall collect a service charge from the person who owes the fee, fine, court cost, or other charge to the town. The service charge is in addition to the original fee, fine, court cost, or other charge and is for the collection of that original amount. The amount of the service charge shall be the same amount as the fee charged for the collection of a check drawn on an account with insufficient funds.
- (3) Encumbrance of credit cards. The Town Administrator is hereby authorized to enter into agreements with companies which issue credit cards to collect and seize credit cards issued by the company that are outdated or otherwise unauthorized and the Town Administrator is further authorized to charge the company a fee for the return of said credit cards.
- (4) Disposition of fees and charges. Processing fees and service charges collected pursuant to this section shall be deposited in the general fund of the town.
- (5) Payment through the internet. Payments may be made through the internet for fees, fines, court costs, and other services for the Town. The Town Administrator is hereby authorized to enter into agreements with a vendor to provide access, collect payments, or provide services through the internet.

**§ A1.004. Work commencing before permit issuance.**

Any person who commences any work requiring a permit before obtaining the necessary permits shall be subject to pay one hundred percent (100%) of the usual permit fee in addition to the required permit fees.

**§ A1.005. Refunding or waiver of permit fees.**

- (a) Refunding of fees. The Building Official shall authorize the refunding of permit fees as follows:
- (1) The full amount of any fee erroneously paid or collected hereunder.
  - (2) Full Refund ~~Not more than eighty percent (80%)~~ of the permit fee paid when no work has been done under a permit issued in accordance with adopted building codes.
  - (3) Full Refund ~~Not more than eighty percent (80%)~~ of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.
- (b) Waiving of fees. The Building Official may waive or reduce the required permit fees for the demolition, repair, or reconstruction of a structure damaged due to a catastrophic event.

**ARTICLE A2.000  
ADMINISTRATIVE, USER OR REGULATORY FEES**

**§ A2.001. General provisions.**

The Town Administrator shall collect the following fees related to Town regulatory activities as authorized by state law at the time of a request for service, goods are provided or an application for a permit is submitted.

**§ A2.002. Services.**

Fees for services:

- (1) Notary services: ~~\$3.00~~No charge.
- (2) Certification of copies (each certification): \$5.00.
- (3) Copies, ~~per page~~ (not related to open records request): ~~\$0.20~~No Charge.
- ~~(4) Public fax, to send or receive:~~
  - ~~(A) Minimum fee (1-3 pages): \$3.00.~~
  - ~~(B) Per page thereafter: \$1.00.~~
- ~~(7)~~(4) Nonsufficient funds check fee: \$30.00.
- ~~(8)~~(5) Shipping and handling mail requests ~~(plus postage): \$1.50~~Actual cost.
- ~~(9)~~(6) Credit card convenience fee:
  - (A) Processed by town: 4.0% of transaction.
  - (B) Processed by third-party vendor: Not to exceed 5%.
- ~~(10)~~(7) Fingerprint service: Town does not supply fingerprint cards.
  - (A) Residents: No charge.
  - (B) Nonresidents: \$10.00 per card.

**§ A2.003. Reference material.**

Fees for reference material:

- (1) Town maps:
  - (A) 11" x 17" (black and white): No charge.
  - ~~(B) Large base, floodplain or abstract map\*: \$10.00.~~
  - (C) 11" x 17" colored zoning, land use map or thoroughfare plan\*: ~~\$4.00~~No charge
- ~~(2) Ordinances, bound:~~
  - ~~(A) Zoning: \$25.00.~~
  - ~~(B) Subdivision: \$20.00.~~

~~(C) Comprehensive land use plan: \$20.00~~

~~(D) Building code amendments: \$15.00.~~

~~(E) Oil and gas drilling regulations: \$25.00.~~

\*Services may not be offered at the time of the adoption of this fee schedule. The charge for public information (open record) is in accordance with the state general services commission charge schedule.

#### § A2.004. Public information.

Fees for public information:

(1) Standard-size paper copy, per page: \$0.10.

(2) Nonstandard-size copy:

(A) Paper copy: \$0.50.

~~(B) Thumb/Flash Drive: \$3.00.~~

~~(B) Diskette: \$1.00.~~

~~(C) VHS video cassette\*: \$2.50.~~

~~(D) Audio cassette\*: \$1.00.~~

~~(E) Rewritable/non-rewritable CD: \$1.00.~~

~~(F) DVD: \$3.00.~~

~~(G) Other (including mylar, blueprint, blueline, photographic): Actual cost.~~

~~(9)~~(3) Personnel charges:

(A) Programming, per hour: \$28.50.

(B) Other, per hour: \$15.00.

(C) Overhead (percent of personnel charge): 20%.

~~(10) Microfiche or microfilm charge:~~

~~(A) Paper copy\*: \$0.10.~~

~~(B) Fiche or film copy\*: Actual cost.~~

~~(13)~~(4) Remote document retrieval charge\*: Actual cost.

~~(14)~~(5) Computer resource charge:

~~(A) Mainframe, per minute\*: \$10.00.~~

~~(B) Midsize, per minute\*: \$1.50.~~

(C) Client/server, per clock hour\*: \$2.20.

(D) PC or LAN, per clock hour\*: \$1.00.

~~(15)~~(6) Miscellaneous supplies: Actual cost.

~~(16)~~(7) Postage and shipping charge: Actual cost.

~~(17) Photographs: Actual cost.~~

~~(18) Fax charge:~~

~~(A) Local, per page: \$0.10.~~

~~(B) Long distance, per page (817 or 940 area code): \$0.30.~~

~~(C) Long distance, per page (other area code): \$0.45.~~

~~(22)~~(8) Motor vehicle accident report (pursuant to section 550.065 of the Transportation Code):

(A) Report, not certified: \$6.00.

(B) Report, certified: \$8.00.

\*Services may not be offered at the time of the adoption of this fee schedule. The charge for public information (open record) is in accordance with the state general services commission charge schedule.

#### § A2.005. Special permits.

Fees for special permits:

(1) Demolition permit, each: \$125.00.

(2) House moving permit, each: \$125.00.

(3) Solicitor permits:

(A) Permit application, plus Identification card: ~~\$100.00~~\$35.00.

(B) Additional Identification cards, each: ~~\$52.00~~.

(4) Oil and gas permits:

(A) Oil/gas well drilling/operating permit application fee: \$10,000.00\*.

(B) Oil/gas well drilling/operating permit application fee (each additional well permitted on existing pad site): \$8,500.00\*.

(C) Oil and gas pipeline construction permit application fee: \$8,500.00\*.

(D) Fracing permit: \$300.00\*.

(E) Quarterly inspection fee:

(i) Pad site fee (each pad site): \$300.00.

(ii) Well head fee (each well head on a pad site): \$200.00.

(F) Reinspection fee: \$250.00.

(G) Complaint generated inspection fee where complaint is confirmed: \$500.00.

(H) Complaint generated inspection fee where complaint is unfounded: No charge.

- (I) PID testing, unrelated to quarterly inspections: \$300.00.
- (J) Plug and abandon: Actual cost plus administrative fee of ~~\$100~~150.00.

\*All costs associated with engineering, planning and attorney reviews in addition to the cost of any public notices that are incurred by the Town will be charged to the applicant. One hundred percent (100%) of these costs (not covered by the application fee) plus a one hundred and fifty dollar (~~\$100~~150.00) administrative fee will be charged to the applicant and must be paid immediately upon receipt of invoice from the town. ~~(Please note: \$250.00 is nonrefundable in the event an incomplete application is submitted.)~~

- (5) Road damage remediation fees:
  - (A) Hauled water supply, roadway cost per mile: \$188,782.00.
  - (B) Hauled water supply, assessment cost per mile: \$114,413.00.
  - (C) On-site water supply, roadway cost per mile: \$188,782.00.
  - (D) On-site water supply, assessment cost per mile: \$64,135.00.
- (6) Right-of-way permit application - 3.5% of construction cost as determined by the town engineer with a minimum fee of \$750.00: 3.5% of construction cost.
- (7) Abandoning public streets/alleys (plus filing fee and cost of document preparation): \$300.00.
- (8) Utility facility structure, non-buildings (plus cost related to inspections): \$300.00.
- (9) Dangerous dog registration, annually: \$50.00.
- (10) Floodplain development permit: \$300.00.
- (11) Sign permits: ~~\$75.00~~125.00.
- (12) Business certificate of occupancy: \$250.00.
- ~~(13) Change of occupancy residential: \$125.00.~~
- ~~(14)~~(13) Commercial vehicle permit - valid from January 1 to December 31 each year: ~~\$25.00~~50.00
- ~~(15)~~(14) Excavation permit: ~~No charge~~\$500.00
- (15) Farmers' market permit fee (seasonal): \$200.00.
  - a. Vendor permit: \$35.00
  - a.—
- ~~(16) Alarm permits, residential and commercial (per suite or unit):~~
  - ~~(A) Annual fee: No charge.~~
  - ~~(B) Appeal fee: No charge.~~
- ~~(17) Residential false alarm service fee:~~

~~(A) Up to and including 6 false alarms: No charge.~~

~~(B) 7 up to and including 10 false alarms: \$25.00 each.~~

~~(C) More than 10 false alarms: \$50.00 each.~~

~~(18) Commercial false alarm service fee:~~

~~(A) Up to and including 10 false alarms: No charge.~~

~~(B) 11 up to and including 14 false alarms: \$25.00 each.~~

~~(C) More than 14 false alarms: \$50.00 each.~~

#### **§ A2.006. Regulation penalty fees.**

Regulation penalty fees:

- (1) Mowing weeds to remove health and safety risks: Actual cost.
- (2) Dangerous building, each occurrence: ~~\$100.00~~200.00.
- (3) Administrative fee and lien filing: ~~\$100.00~~150.00.

**ARTICLE A3.000  
FEES RELATED TO ZONING CHANGES, LAND DEVELOPMENT, PLATTING AND  
REQUESTS FOR VARIANCE**

**§ A3.001. General provisions.**

- (a) Development review committee fees. Development Review Committee fees shall be collected for all proposals that include construction of public infrastructure or are of such a nature that the Town Staff believes that a formal review by the development review committee is necessary.

<u>Application Fee:</u>	<u>\$750.00</u>
-------------------------	-----------------

- (b) Additional costs; administrative fee. All costs associated with engineering, planning and attorney reviews in addition to the cost of any public notices that are incurred by the Town will be charged to the applicant. One hundred percent (100%) of these costs (not covered by the application fee) plus a one hundred and fifty dollar (~~\$100~~150.00) administrative fee will be charged to the applicant and must be paid before any final plats will be filed, or, in the case of zoning changes, prior to the publication of the zoning change ordinance.

**§ A3.002. Zoning fees.**

Zoning fees:

(1) Zoning change application fee ~~(including specific use permit)~~: \$400.00.

~~(1)~~(2) Conditional Use Permit (CUP): \$400.00.

~~(2)~~(3) Zoning change reapplication fee: ~~\$300~~400.00.

All costs associated with engineering, planning and attorney reviews in addition to the cost of any public notices that are incurred by the Town will be charged against the application fee. One hundred percent (100%) of these costs (not covered by the application fee) plus a one hundred and fifty dollar (\$150.00) administrative fee will be charged to the applicant and must be paid immediately upon receipt of invoice from the Town.

**§ A3.003. Development fees.**

Development fees:

- (1) Site plan review:

- (A) Complete site plan (includes architectural, landscape and civil):

- (i) Initial fee: \$2,500.00.

- (ii) Subs. fee: \$1,250.00.

- (B) Site plan amendment: \$500.00.

- (2) Development Review Committee appointment conference only (non-review): Actual Cost~~\$200.00~~.

- (3) Concept plan: \$450.00.
- (4) Sketch plat: \$200.00.
- (5) Development plat:
  - (A) ~~Initial fee~~ Preliminary Plat: \$850.00.  
Final plat review fee: \$450.00.
  - (B) ~~Subsequent~~ Reviews fee: ~~\$450.00~~ Actual Cost
- (6) Minor subdivision platting fees (four lots or less, no infrastructure or drainage issues):
  - (A) Development review committee review ~~(includes sketch plat): \$200.00. Each subsequent DRC appointment: \$100.00.~~ Actual cost.
  - (B) Land study: \$350.00.  
Preliminary Plat: \$850.00.
  - (C) Final plat review fee: \$450.00.
  - (D) Denton County filing fees: Actual cost.
- (7) Major subdivision platting fees:
  - (A) Development review committee review ~~(includes sketch plat): \$600.00. Each subsequent DRC appointment: \$250.00.~~ Actual Cost
  - (B) Land study: \$500.00.

		Initial Fee	Subs. Fee
(C)	Preliminary plat review fee	\$1,200.00	\$600.00
(D)	Engineering review fees as applicable:		
	(i) Lighting/franchise utility plan (commercial)	\$400.00	\$200.00
	(ii) <del>Septic / Sewer and water</del> plan	\$650.00	\$350.00
	(iii) Topography and drainage plan	\$650.00	\$350.00
	(iv) Street and grading plan	\$650.00	\$350.00
	(v) Landscape plan	\$450.00	\$250.00

- (E) Final plat review fee: \$750.00.
- (F) Subdivider’s agreement and review fee: \$550.00. Revision review: \$350.00.
- (G) Document legal review (per hour): ~~\$150.00~~ \$300.00.
- (H) Performance/surety bonds: As required.
- (I) Public improvements inspection and approval (based on estimated construction cost as determined by town engineer): 3.5% of construction costs.

- (J) Denton County filing fees: Actual cost.
- (8) Temporary batch plat permit: \$400.00.
- (9) Oil and gas well development plat: \$950.00.
- (10) Replat platting fee: See above. A replat shall be designated by the planning staff as either a major or a minor replat. Fees assessed will be that of a major or minor plat, as applicable.
- (11) Plat vacating review fee: \$450.00.
- (12) Plat amendment review fee: \$450.00.
- (13) Deannexation fees, plus additional expenses incurred: \$550.00.
- (14) Board of adjustment fees: \$450.00.
  - (A) Variance request.
  - (B) Other hearings.

All costs associated with engineering, planning and attorney reviews in addition to the cost of any public notices that are incurred by the town will be charged against the application fee. One hundred percent (100%) of these costs (not covered by the application fee) plus a one hundred and fifty dollar (\$~~150~~0.00) administrative fee will be charged to the applicant and must be paid immediately upon receipt of invoice from the town. ~~(Please note: \$150.00 is nonrefundable.)~~

**ARTICLE A4.000  
BUILDING PERMITS AND OTHER BUILDING RELATED FEES**

**§ A4.001. General provisions.**

The Town Administrator or assigns shall collect fees prior to the issuance of a building permit or a contractor registration and in accordance with the following schedule of fees, such fees being for the purpose of providing proper inspections and certificates of occupancy for the protection of the health, safety, and welfare of the public. A certificate of occupancy shall not be issued by the building inspector until all required fees have been paid and final inspection has been satisfied. The building inspector is authorized to waive or reduce building permit fees in the event that repairs to a structure are necessary due to damage caused by a natural disaster or catastrophic event.

**§ A4.002. Commercial permits.**

Commercial permit fees:

(1) Commercial building: \$1.10/ft<sup>2</sup> Fees based on valuation of work.

<u>Total Valuation of Work</u>	<u>Fee</u>
<u>\$1.00 to \$500.00</u>	<u>\$25.00</u>
<u>\$500.00 to \$2,000.00</u>	<u>\$25.00 for the first \$500.00 plus \$3.00 for each additional \$100.00 or fraction thereof to and including \$2,000.00.</u>
<u>\$2,001.00 to \$25,000.00</u>	<u>\$70.00 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00.</u>
<u>\$25,001.00 to \$50,000.00</u>	<u>\$392.00 for the first \$25,000.00 plus \$10.00 for each additional \$1,000.00 or fraction thereof to and including \$50,000.00.</u>
<u>\$50,001.00 to \$100,000.00</u>	<u>\$642.00 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00.</u>
<u>\$100,001.00 to \$500,000.00</u>	<u>\$992.00 for the first \$100,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof to and including \$500,000.00.</u>
<u>\$500,001.00 to \$1,000,000.00</u>	<u>\$3,392.00 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00.</u>
<u>\$1,000,001.00 and up</u>	<u>\$5,892.00 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof.</u>

~~(1) Finish-out fee (includes all utilities): Greater of \$600.00 or \$0.50/ft<sup>2</sup>.~~

### § A4.003. Residential permits.

Residential permit fees:

(1) New residence (includes all utilities): \$2.00/ft<sup>2</sup> under roof.

~~(A) \$0.65/ft<sup>2</sup> A/C area.~~

~~(B) \$0.45/ft<sup>2</sup> non-A/C.~~

\*If second inspections are split, an additional \$120.00 will be charged.

(2) New addition/remodel to residence or accessory structure: Greater of \$500.00 or \$2.00/ft<sup>2</sup> under roof ~~0.65/ft<sup>2</sup> A/C area + \$0.45/ft<sup>2</sup> non-A/C.~~

(3) Move-in residence: \$2.00/ft<sup>2</sup> under roof.

~~(A) \$0.65/ft<sup>2</sup> A/C area.~~

~~(B) \$0.45/ft<sup>2</sup> non-A/C.~~

~~(6)~~(4) Manufactured housing building permit: Greater of \$500.00 or \$2.00/ft<sup>2</sup> under roof ~~\$0.65/ft<sup>2</sup> A/C area + \$0.45/ft<sup>2</sup> non-A/C.~~

~~(7)~~(5) Manufactured home placement permit: \$300.00.

### § A4.004. Miscellaneous fees.

Miscellaneous fees:

(1) Accessory building (foundation and utilities extra): \$1.25/ft<sup>2</sup> under roof.

~~(A) 1 to 200 square feet, foundation and utilities extra: No charge.~~

~~(B) Accessory building, new/remodel (201 square feet to 1,000 square feet, foundation and utilities extra): \$220.00.~~

~~(C) Accessory building, new/remodel (1,001 square feet +, foundation and utilities extra)\*:~~

~~\$0.22/ft<sup>2</sup> non-A/C.~~

~~(D) Accessory building, new/remodel with air conditioning\*: Greater of \$500.00 or \$0.65/ft<sup>2</sup> A/C area, \$0.22/ft<sup>2</sup> non-A/C.~~

\*If second inspections are split, an additional \$120.00 will be charged.

(2) Fire alarm and suppression permits:

(A) Residential: If over 5,000 square feet, contact the Denton County Emergency Services District for fees, permits, and inspections.

~~(-) Residence (over 5,000 square feet A/C area): \$100.00 per 1,000 sf.~~

~~(-) Automatic fire extinguishing systems:~~

- a. ~~1 – 20 heads: \$100.00.~~
- b. ~~21 – 250 heads: \$175.00.~~
- c. ~~251 heads and up: \$250.00.~~

(B) Commercial: Contact the Denton County Emergency Services District for fees, permits, and inspections.

- ~~(-) Building and site plans: \$100.00 per 1,000 sf.~~
- ~~(-) Automatic fire extinguishing systems:~~
  - a. ~~1 – 20 heads: \$100.00.~~
  - b. ~~21 – 250 heads: \$175.00.~~
  - c. ~~251 heads and up: \$250.00.~~
  - d. ~~Commercial cooking fixed systems: \$50.00.~~
- ~~(-) Fire alarm/detection related equipment:~~
  - a. ~~1 – 10 devices: \$100.00.~~
  - b. ~~11 – 25 devices: \$175.00.~~
  - c. ~~26 devices and up: \$250.00.~~
- ~~(-) Fire pumps and related equipment: \$100.00.~~
- ~~(-) Standpipe systems: \$50.00.~~
- ~~(-) Private fire hydrants: \$50.00.~~
- ~~(-) Flammable/combustible liquids: \$100.00.~~

~~\*All fees associated with fire alarm and suppression permits will be due upon issuance of a permit.~~

~~(18)~~(3) Contractor registration (January 1 to December 31 each year~~annually~~): \$125.00.

~~(19)~~(4) Covered porch, carport, arbor (foundation and utilities extra): ~~\$75~~100.00.

~~(20)~~(5) Culvert/headwalls/driveway:

- (A) One ~~pour~~: ~~\$120~~15000.
- ~~(B) Two pours: \$150.00.~~
- (C) Each additional culvert/headwalls/drive: \$65.00.

~~(24)~~(6) Deck, over thirty inches high: \$75.00.

~~(22)~~(7) Drainage and/or grading permit: \$275.00.

All costs associated with engineering, planning and attorney reviews in addition to the cost of any public notices that are incurred by the Town will be charged against the application fee. One hundred percent (100%) of these costs (not covered by the application fee) plus a one hundred

and fifty dollar (\$150.00) administrative fee will be charged to the applicant and must be paid immediately upon receipt of invoice from the town.

~~\*All costs associated with engineering and other professional reviews that are incurred by the town will be charged to the applicant. One hundred percent (100%) of these costs (not covered by the application fee) will be charged to the applicant and must be paid immediately upon receipt of invoice from the town.~~

~~(23)~~(8) Driveway approach (commercial): \$75.00.

~~(24)~~(9) Fence: \$75.00.

~~(25)~~(10) Flat work: \$75.00.

~~(26)~~(11) Fireplace, outdoor (utilities extra): \$75.00.

~~(27)~~(12) Foundation: \$75.00.

~~(28)~~(13) Pool or spa (in-ground): \$650.00.

~~(29)~~(14) Pool, spa or hot tub (above ground): \$100.00.

~~(30)~~(15) Propane tank: \$75.00.

~~(31)~~(16) Red tag fee: \$75.00.

~~(32) Radio/TV tower: \$75.00.~~

~~(33)~~(17) Sprinkler/irrigation system: \$110.00.

~~(34)~~(18) Tree removal permit: \$125.00.

~~(35)~~(19) Utilities:

- (A) Gas: \$100.00.
- (B) Plumbing: \$130.00.
- (C) Mechanical: \$130.00.
- (D) Electrical: \$130.00.
- (E) Water heater change-out: \$75.00.
- (F) Meter base or panel change-out only: \$75.00.

~~(20) Additional inspections and other inspections not listed: \$65.00.~~

~~(A) Residential: \$70.00.~~

~~(B) Commercial: \$80.00.~~

~~(36) —~~

~~(21) Water well: \$250.00.~~

~~(22) PLAN REVIEW FEES:~~

~~a. New Single Family Dwelling: \$225~~

~~b. Addition: \$85~~

- c. Patio Cover: \$85
- d. Detached Building: \$85
- e. Hanger: \$85
- f. Pool: \$85
- g. Generator:\$55
- h. Solar Panels: \$55
- i. Driveway: \$55
- j. Fence: \$40
- k. Irrigation: \$40

(23) OTHER:

- a. Onsite Appearance with Code Enforcement Officer Report Provided: \$275
- ~~a~~.b. Consultation fee per hour: \$75

**§ A4.005. On-site sewage facility permit/wastewater rates.**

On-site sewage facility permit/wastewater rates:

- (1) On-site sewage facility: \$410.00.
- (2) On-site sewage facility repair/modification: \$200.00.
- (3) On-site sewage facility reinspection: 50% of original permit fee.
- (4) Commercial wastewater collection and treatment: The Town shall collect 100% of costs of all testing, repairs, maintenance; all treatment costs, facility charges, demand charges, late penalties or any other wastewater related charges from UTRWD; utility charges; and any other repair or maintenance cost in addition to a monthly administrative fee of \$100.00 per metering station and/ or account per month: \$125.00+

**ARTICLE A5.000  
FOOD ESTABLISHMENT FEES**

**§ A5.001. Food establishment fees.**

(a) ~~Food establishment permits. Each separate food establishment operating within the corporate limits of the Town shall pay the applicable fee as follows: Food establishment permits. (Full fee due if issued on or before May 31st, half fee due if issued after May 31st). Each separate food establishment operating within the corporate limits of the Town shall pay the following:~~

- (1) Food establishment, restaurants, convenience stores, bakeries (annually): \$300.00.
- (2) Day care centers, nursing homes, foster/adoption homes, schools (annually): \$300.00.
- (3) Mobile food establishment: \$300.00.
- (4) Temporary food establishment (per booth/per event): \$35.00.

(b) Plan review fees. A fee as prescribed below shall be paid to obtain a permit to construct a permitted food establishment. These fees shall be based on the square footage of the proposed facility.

0 - 150 sq. ft.	\$75.00
151 - 1,000 sq. ft.	\$150.00
1,001 - 4,000 sq. ft.	\$200.00
4,001 - 8,000 sq. ft.	\$250.00
8,001 - 20,000 sq. ft.	\$350.00
20,001 - up sq. ft.	\$500.00

(c) Reinspection fees.

Follow up	\$70.00
Full reinspection	50 percent of food establishment's annual permit fee

\*No fee shall be charged to any food establishment owned and operated by a governmental agency, independent school district, institution of purely public charity, church, and/or other nonprofit organizations; however, such establishments may be operated only after a permit is issued by the regulatory authority and all other requirements of these rules and applicable law are met. Proper documentation of tax-exempt status under federal or state law must be provided to the regulatory authority at the time of application in order to be exempt from the permit fee.

**ARTICLE A6.000  
MUNICIPAL COURT FEES**

**§ A6.001. Municipal Court Fees.**

The Municipal Court Judge for the Town has the authority to set, increase, decrease, or waive court fees at his/her discretion and in accordance with the laws of the state. The Municipal Court Clerk and/or his or her designated representative shall collect these specified fees at appropriate times and under the direction of the Municipal Court Judge. All applicable state fees and/or court costs shall be added as set forth by the laws of the state.

**ARTICLE A7.000**  
**SOLID WASTE REMOVAL FEES**  
**EFFECTIVE DATE: MARCH 1, 2026**

**§ A7.001. Solid waste removal fees.**

The Town has an exclusive franchise agreement with Frontier Texas Ventures I, LLC (“Frontier Waste Solutions”) for residential and commercial solid waste collection and recycling services. Service arrangements and payments are made directly between the customer and Frontier Waste Solutions. The current rates are provided here for convenience and reference. In accordance with the Agreement, Frontier Waste Solutions may request an adjustment to the rates charged within the Town for solid waste collection services on each anniversary of the Agreement, based on the Consumer Price Index (“CPI”).

New Handload Rates

Residential		\$ 13.43
Addtnl Resi Cart		\$ 8.66
Recycle		\$ 7.71
Extra Recycle		\$ 4.82

\$ 21.14 \$ 0.43

Commercial Cart Rates

Com Cart		\$ 48.14
Extra Cart		\$ 28.88

Frontload Containers Monthly Rates

	1x	2x	3x	4x	5x	Extra
2 yard	\$108.09	\$204.97	\$280.64	\$374.14	\$467.67	\$47.94
3 yard	\$121.15	\$238.51	\$314.04	\$421.63	\$527.05	\$57.47
4 yard	\$147.21	\$266.48	\$346.46	\$477.77	\$593.58	\$76.65
6 yard	\$171.46	\$326.09	\$438.89	\$560.89	\$697.45	\$90.37
8 yard	\$189.59	\$350.90	\$526.20	\$701.13	\$730.26	\$99.95

Manure Monthly Rates

	1x	2x	3x	4x	5x	Extra
2 yard	\$356.69	\$655.91	\$869.96	\$1,122.41	\$1,356.24	\$100.18
3 yard	\$399.80	\$763.24	\$973.50	\$1,264.89	\$1,528.46	\$120.11
4 yard	\$485.78	\$852.73	\$1,074.03	\$1,433.30	\$1,721.37	\$160.21
6 yard	\$565.83	\$1,043.50	\$1,360.55	\$1,682.67	\$2,022.63	\$188.88

Misc fees

Lockbar/Caster s/Enclosure	\$11.55
Relocate/Block	\$72.21
Washout	\$336.99
Rate per yard Unusual Accumulation (same day)	\$48.14
Rate per yard Unusual Accumulation (Off cycle)	\$288.85
Com Overage	\$72.21

Current Rolloff Rates

	Rental rate per day	Delivery Rate	Rate per haul	Disposal Rate/Ton
20 yard	\$ 7.41	\$ 144.43	\$ 445.31	\$ 50.55
30 yard	\$ 7.41	\$ 144.43	\$ 445.31	\$ 50.55
40 yard	\$ 7.41	\$ 144.43	\$ 445.31	\$ 50.55
30 Yard Comp	Negotiate rental w/Custom		\$ 541.59	\$ 50.55
35 Yard Comp	Negotiate rental w/Custom		\$ 541.59	\$ 50.55
40-42 Yard Comp	Negotiate rental w/Custom		\$ 541.59	\$ 50.55

**TOWN OF BARTONVILLE  
ORDINANCE NO. 799-26**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE AMENDING THE TOWN OF BARTONVILLE CODE OF ORDINANCES BY REPEALING APPENDIX A, "FEE SCHEDULE," IN ITS ENTIRETY AND CREATING A NEW APPENDIX A, "FEE SCHEDULE," TO AMEND CERTAIN FEES AND CHARGES FOR TOWN SERVICES, AS PROVIDED HEREIN; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CUMULATIVE REPEALER; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Bartonville, Texas, is a Type A General Law Municipality located in Denton County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the Town of Bartonville, Texas ("Town"), is a general law municipality empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the Town; and

**WHEREAS**, the Town Council of the Town of Bartonville, Texas ("Town Council"), finds, determines, and declares that certain fees are necessary to provide for efficient government services; and

**WHEREAS**, the Town Council desires to adopt fees necessary for the Town to provide good and efficient government for the benefit of the citizens of the Town; and

**WHEREAS**, the Town Council finds and determines that the current fees set forth in the Town's existing Fee Schedule, as codified in Appendix A of the Code of Ordinance of the Town of Bartonville, are insufficient to cover the costs of the respective services; and

**WHEREAS**, the Town Council finds that repealing the existing Appendix A, "Fee Schedule," and adopting a revised Appendix A to update and clarify fees for residents, contractors, and development activities serves the best interests of the public health, safety, and welfare.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:**

**SECTION 1.  
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct legislative determinations of the Town Council and are incorporated herein and made a part hereof for all purposes.

## SECTION 2. AMENDMENT

Appendix A, "Fee Schedule" of the Code of Ordinances of the Town of Bartonville is hereby repealed and a new Appendix A, "Fee Schedule" is adopted to be and read in its entirety as follows:

### APPENDIX APPENDIX A Fee Schedule "ARTICLE A1.000 GENERAL PROVISIONS

#### § A1.001. Applicability of fee schedule.

The provisions of this schedule shall apply to all fees established herein and shall be levied by the Town immediately upon the effective date. Separately adopted ordinances also address applicable fees for other permit requirements within the Town. This schedule should not be construed to be all-inclusive of required permits or fees within the Town.

#### § A1.002. Amendment of fees.

The individual fees are subject to change to reflect the Town's actual costs, and, as such, the fees herein may be changed by the Town Council at a public meeting through a simple majority vote at any regular or special called meeting.

#### § A1.003. Payment of fees by credit card or electronic means.

The Town Administrator and any other municipal officer collecting fees, fines, court costs and other services for the Town are hereby authorized to accept payment by credit card of such fees, fines, court costs or other charge and to collect a fee for processing the payment by credit card as authorized by chapter 132, Texas Local Government Code.

- (1) Processing or handling fee. The Town Administrator and any other municipal officer is hereby authorized and directed to assess a processing fee not to exceed five percent (5%) of the amount of the fee, fine, court cost, or other charge being paid by the use of a credit card, as an amount reasonably necessary and related to the expense incurred by the Town.
- (2) Service charge for dishonored payment. If for any reason a payment by credit card is not honored by the credit card company on which the funds are drawn, the Town Administrator or any other municipal officer shall collect a service charge from the person who owes the fee, fine, court cost, or other charge to the town. The service charge is in addition to the original fee, fine, court cost, or other charge and is for the collection of that original amount. The amount of the service charge shall be the same amount as the fee charged for the collection of a check drawn on an account with insufficient funds.
- (3) Encumbrance of credit cards. The Town Administrator is hereby authorized to enter into agreements with companies which issue credit cards to collect and seize credit cards issued

by the company that are outdated or otherwise unauthorized and the Town Administrator is further authorized to charge the company a fee for the return of said credit cards.

- (4) Disposition of fees and charges. Processing fees and service charges collected pursuant to this section shall be deposited in the general fund of the town.
- (5) Payment through the internet. Payments may be made through the internet for fees, fines, court costs, and other services for the Town. The Town Administrator is hereby authorized to enter into agreements with a vendor to provide access, collect payments, or provide services through the internet.

**§ A1.004. Work commencing before permit issuance.**

Any person who commences any work requiring a permit before obtaining the necessary permits shall be subject to pay one hundred percent (100%) of the usual permit fee in addition to the required permit fees.

**§ A1.005. Refunding or waiver of permit fees.**

- (1) Refunding of fees. The Building Official shall authorize the refunding of permit fees as follows:

The full amount of any fee is erroneously paid or collected hereunder.

Full Refund of the permit fee paid when no work has been done under a permit issued in accordance with adopted building codes.

Full Refund of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

- (2) Waiving of fees. The Building Official may waive or reduce the required permit fees for the demolition, repair, or reconstruction of a structure damaged due to a catastrophic event.

**ARTICLE A2.000**  
**ADMINISTRATIVE, USER OR REGULATORY FEES**

**§ A2.001. General provisions.**

The Town Administrator shall collect the following fees related to Town regulatory activities as authorized by state law at the time of a request for service, goods are provided or an application for a permit is submitted.

**§ A2.002. Services.**

Fees for services:

- (1) Notary services: No charge.
- (2) Certification of copies (each certification): \$5.00.
- (3) Copies (not related to open records request): No Charge.
- (4) Nonsufficient funds check fee: \$30.00.
- (5) Shipping and handling mail requests: Actual cost.
- (6) Credit card convenience fee:
  - (A) Processed by town: 4.0% of transaction.
  - (B) Processed by third-party vendor: Not to exceed 5%.
- (7) Fingerprint service: Town does not supply fingerprint cards.
  - (A) Residents: No charge.
  - (B) Nonresidents: \$10.00 per card.

**§ A2.003. Reference material.**

Fees for reference material:

- (1) Town maps:
  - (A) 11" x 17" (black and white): No charge.
  - (B) 11" x 17" colored zoning, land use map or thoroughfare plan\*: No charge

\*Services may not be offered at the time of the adoption of this fee schedule. The charge for public information (open record) is in accordance with the state general services commission charge schedule.

**§ A2.004. Public information.**

Fees for public information:

- (1) Standard-size paper copy, per page: \$0.10.
- (2) Nonstandard-size copy:

- (A) Paper copy: \$0.50.
- (B) Thumb/Flash Drive: \$3.00.
- (3) Personnel charges:
  - (A) Programming, per hour: \$28.50.
  - (B) Other, per hour: \$15.00.
  - (C) Overhead (percent of personnel charge): 20%.
- (4) Remote document retrieval charge\*: Actual cost.
- (5) Computer resource charge:
  - (C) Client/server, per clock hour\*: \$2.20.
  - (D) PC or LAN, per clock hour\*: \$1.00.
- (6) Miscellaneous supplies: Actual cost.
- (7) Postage and shipping charge: Actual cost.
- (8) Motor vehicle accident report (pursuant to section 550.065 of the Transportation Code):
  - (A) Report, not certified: \$6.00.
  - (B) Report, certified: \$8.00.

\*Services may not be offered at the time of the adoption of this fee schedule. The charge for public information (open record) is in accordance with the state general services commission charge schedule.

#### **§ A2.005. Special permits.**

Fees for special permits:

- (1) Demolition permit, each: \$125.00.
- (2) House moving permit, each: \$125.00.
- (3) Solicitor permits:
  - (A) Permit application, plus Identification card: \$100.00.
  - (B) Additional Identification cards, each: \$5.00.
- (4) Oil and gas permits:
  - (A) Oil/gas well drilling/operating permit application fee: \$10,000.00\*.
  - (B) Oil/gas well drilling/operating permit application fee (each additional well permitted on existing pad site): \$8,500.00\*.
  - (C) Oil and gas pipeline construction permit application fee: \$8,500.00\*.
  - (D) Fracing permit: \$300.00\*.

- (E) Quarterly inspection fee:
  - (i) Pad site fee (each pad site): \$300.00.
  - (ii) Well head fee (each well head on a pad site): \$200.00.
- (F) Reinspection fee: \$250.00.
- (G) Complaint generated inspection fee where complaint is confirmed: \$500.00.
- (H) Complaint generated inspection fee where complaint is unfounded: No charge.
- (I) PID testing, unrelated to quarterly inspections: \$300.00.
- (J) Plug and abandon: Actual cost plus administrative fee of \$150.00.

\*All costs associated with engineering, planning and attorney reviews in addition to the cost of any public notices that are incurred by the Town will be charged to the applicant. One hundred percent (100%) of these costs (not covered by the application fee) plus a one hundred and fifty dollar (\$150.00) administrative fee will be charged to the applicant and must be paid immediately upon receipt of invoice from the town.

- (5) Road damage remediation fees:
  - (A) Hauled water supply, roadway cost per mile: \$188,782.00.
  - (B) Hauled water supply, assessment cost per mile: \$114,413.00.
  - (C) On-site water supply, roadway cost per mile: \$188,782.00.
  - (D) On-site water supply, assessment cost per mile: \$64,135.00.
- (6) Right-of-way permit application - 3.5% of construction cost as determined by the town engineer with a minimum fee of \$750.00: 3.5% of construction cost.
- (7) Abandoning public streets/alleys (plus filing fee and cost of document preparation): \$300.00.
- (8) Utility facility structure, non-buildings (plus cost related to inspections): \$300.00.
- (9) Dangerous dog registration, annually: \$50.00.
- (10) Floodplain development permit: \$300.00.
- (11) Sign permits: \$125.00.
- (12) Business certificate of occupancy: \$250.00.
- (13) Commercial vehicle permit - valid from January 1 to December 31 each year: \$50.00
- (14) Excavation permit: \$500.00
- (15) Farmers' market permit fee (seasonal): \$200.00.
  - (A) Vendor permit: \$35.00

**§ A2.006. Regulation penalty fees.**

Regulation penalty fees:

- (1) Mowing weeds to remove health and safety risks: Actual cost.
- (2) Dangerous building, each occurrence: \$200.00.
- (3) Administrative fee and lien filing: \$150.00.

DRAFT

**ARTICLE A3.000  
FEES RELATED TO ZONING CHANGES, LAND DEVELOPMENT, PLATTING AND  
REQUESTS FOR VARIANCE**

**§ A3.001. General provisions.**

- (1) Development review committee fees. Development Review Committee fees shall be collected for all proposals that include construction of public infrastructure or are of such a nature that the Town Staff believes that a formal review by the development review committee is necessary.

Application Fee:	\$750.00
------------------	----------

- (2) Additional costs; administrative fee. All costs associated with engineering, planning and attorney reviews in addition to the cost of any public notices that are incurred by the Town will be charged to the applicant. One hundred percent (100%) of these costs (not covered by the application fee) plus a one hundred and fifty dollar (\$150.00) administrative fee will be charged to the applicant and must be paid before any final plats will be filed, or, in the case of zoning changes, prior to the publication of the zoning change ordinance.

**§ A3.002. Zoning fees.**

Zoning fees:

- (1) Zoning change application fee: \$400.00.
- (2) Conditional Use Permit (CUP): \$400.00.
- (3) Zoning change reapplication fee: \$400.00.

All costs associated with engineering, planning and attorney reviews in addition to the cost of any public notices that are incurred by the Town will be charged against the application fee. One hundred percent (100%) of these costs (not covered by the application fee) plus a one hundred and fifty dollar (\$150.00) administrative fee will be charged to the applicant and must be paid immediately upon receipt of invoice from the Town.

**§ A3.003. Development fees.**

Development fees:

- (1) Site plan review:
  - (A) Complete site plan (includes architectural, landscape and civil):
    - (i) Initial fee: \$2,500.00.
    - (ii) Subs. fee: \$1,250.00.
  - (B) Site plan amendment: \$500.00.
- (2) Development Review Committee appointment conference only (non-review): Actual Cost.

- (3) Concept plan: \$450.00.
- (4) Sketch plat: \$200.00.
- (5) Development plat:
  - (A) Preliminary Plat: \$850.00.
  - (B) Final plat review fee: \$450.00.
  - (C) Subsequent Reviews: \$Actual Cost
- (6) Minor subdivision platting fees (four lots or less, no infrastructure or drainage issues):
  - (A) Development review committee review: Actual cost.
  - (B) Land study: \$350.00.  
Preliminary Plat: \$850.00.
  - (C) Final plat review fee: \$450.00.
  - (D) Denton County filing fees: Actual cost.
- (7) Major subdivision platting fees:
  - (A) Development review committee review: Actual Cost
  - (B) Land study: \$500.00.

		Initial Fee	Subs. Fee
(C)	Preliminary plat review fee	\$1,200.00	\$600.00
(D)	Engineering review fees as applicable:		
	(i) Lighting/franchise utility plan (commercial)	\$400.00	\$200.00
	(ii) Septic / Sewer Plan	\$650.00	\$350.00
	(iii) Topography and drainage plan	\$650.00	\$350.00
	(iv) Street and grading plan	\$650.00	\$350.00
	(v) Landscape plan	\$450.00	\$250.00

- (E) Final plat review fee: \$750.00.
- (F) Subdivider’s agreement and review fee: \$550.00. Revision review: \$350.00.
- (G) Document legal review (per hour): \$300.00.
- (H) Performance/surety bonds: As required.
- (I) Public improvements inspection and approval (based on estimated construction cost as determined by town engineer): 3.5% of construction costs.
- (J) Denton County filing fees: Actual cost.
- (8) Temporary batch plant permit: \$400.00.

- (9) Oil and gas well development plat: \$950.00.
- (10) Replat platting fee: See above. A replat shall be designated by the planning staff as either a major or a minor replat. Fees assessed will be that of a major or minor plat, as applicable.
- (11) Plat vacating review fee: \$450.00.
- (12) Plat amendment review fee: \$450.00.
- (13) Deannexation fees, plus additional expenses incurred: \$550.00.
- (14) Board of adjustment fees: \$450.00.
  - (A) Variance request.
  - (B) Other hearings.

All costs associated with engineering, planning and attorney reviews in addition to the cost of any public notices that are incurred by the town will be charged against the application fee. One hundred percent (100%) of these costs (not covered by the application fee) plus a one hundred and fifty dollar (\$150.00) administrative fee will be charged to the applicant and must be paid immediately upon receipt of invoice from the town.

**ARTICLE A4.000  
BUILDING PERMITS AND OTHER BUILDING RELATED FEES**

**§ A4.001. General provisions.**

The Town Administrator or assigns shall collect fees prior to the issuance of a building permit or a contractor registration and in accordance with the following schedule of fees, such fees being for the purpose of providing proper inspections and certificates of occupancy for the protection of the health, safety, and welfare of the public. A certificate of occupancy shall not be issued by the building inspector until all required fees have been paid and final inspection has been satisfied. The building inspector is authorized to waive or reduce building permit fees in the event that repairs to a structure are necessary due to damage caused by a natural disaster or catastrophic event.

**§ A4.002. Commercial permits.**

Commercial permit fees:

- (1) Fees based on valuation of work.

<b>Total Valuation of Work</b>	<b>Fee</b>
\$1.00 to \$500.00	\$25.00
\$500.00 to \$2,000.00	\$25.00 for the first \$500.00 plus \$3.00 for each additional \$100.00 or fraction thereof to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$70.00 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$392.00 for the first \$25,000.00 plus \$10.00 for each additional \$1,000.00 or fraction thereof to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$642.00 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$992.00 for the first \$100,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$3,392.00 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00.
\$1,000,001.00 and up	\$5,892.00 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof.

**§ A4.003. Residential permits.**

Residential permit fees:

(1) New residence (includes all utilities): \$2.00/ft<sup>2</sup> under roof.

\*If second inspections are split, an additional \$120.00 will be charged.

(2) New addition/remodel to residence or accessory structure: Greater of \$500.00 or \$2.00/ft<sup>2</sup> under roof.

(3) Move-in residence: \$2.00/ft<sup>2</sup> under roof.

(4) Manufactured housing building permit: Greater of \$500.00 or \$2.00/ft<sup>2</sup> under roof

(5) Manufactured home placement permit: \$300.00.

**§ A4.004. Miscellaneous fees.**

Miscellaneous fees:

(1) Accessory building (foundation and utilities extra): \$1.25/ft<sup>2</sup> under roof.

\*If second inspections are split, an additional \$120.00 will be charged.

(2) Fire alarm and suppression permits:

(A) Residential: If over 5,000 square feet, contact the Denton County Emergency Services District for fees, permits, and inspections.

(B) Commercial: Contact the Denton County Emergency Services District for fees, permits, and inspections.

(3) Contractor registration (January 1 to December 31 each year): \$125.00.

(4) Covered porch, carport, arbor (foundation and utilities extra): \$100.00.

(5) Culvert/headwalls/driveway:

(A) One: \$115.00.

(B) Each additional culvert/headwalls/drive: \$65.00.

(6) Deck, over thirty inches high: \$75.00.

(7) Drainage and/or grading permit: \$275.00.

All costs associated with engineering, planning and attorney reviews in addition to the cost of any public notices that are incurred by the Town will be charged against the application fee. One hundred percent (100%) of these costs (not covered by the application fee) plus a one hundred and fifty dollar (\$150.00) administrative fee will be charged to the applicant and must be paid immediately upon receipt of invoice from the town.

(8) Driveway approach (commercial): \$75.00.

(9) Fence: \$75.00.

- (10) Flat work: \$75.00.
- (11) Fireplace, outdoor (utilities extra): \$75.00.
- (12) Foundation: \$75.00.
- (13) Pool or spa (in-ground): \$650.00.
- (14) Pool, spa or hot tub (above ground): \$100.00.
- (15) Propane tank: \$75.00.
- (16) Red tag fee: \$75.00.
- (17) Sprinkler/irrigation system: \$110.00.
- (18) Tree removal permit: \$125.00.
- (19) Utilities:
  - (A) Gas: \$100.00.
  - (B) Plumbing: \$130.00.
  - (C) Mechanical: \$130.00.
  - (D) Electrical: \$130.00.
  - (E) Water heater change-out: \$75.00.
  - (F) Meter base or panel change-out only: \$75.00.
- (20) Additional inspections and other inspections not listed:
  - (A) Residential: \$70.00.
  - (B) Commercial: \$80.00.
- (21) Water well: \$250.00.
- (22) Plan Review Fees:
  - (A) New Single Family Dwelling: \$225
  - (B) Addition: \$85
  - (C) Patio Cover: \$85
  - (D) Detached Building: \$85
  - (E) Hanger: \$85
  - (F) Pool: \$85
  - (G) Generator: \$55
  - (H) Solar Panels: \$55
  - (I) Driveway: \$55
  - (J) Fence: \$40

- (K) Irrigation: \$40
- (23) Other:
  - (A) Onsite Appearance with Code Enforcement Officer Report Provided: \$275
  - (B) Consultation fee per hour: \$75

**§ A4.005. On-site sewage facility permit/wastewater rates.**

On-site sewage facility permit/wastewater rates:

- (1) On-site sewage facility: \$410.00.
- (2) On-site sewage facility repair/modification: \$200.00.
- (3) On-site sewage facility reinspection: 50% of original permit fee.
- (4) Commercial wastewater collection and treatment: The Town shall collect 100% of costs of all testing, repairs, maintenance; all treatment costs, facility charges, demand charges, late penalties or any other wastewater related charges from UTRWD; utility charges; and any other repair or maintenance cost in addition to a monthly administrative fee of \$100.00 per metering station and/ or account per month: \$125.00+

DRAFT

**ARTICLE A5.000  
FOOD ESTABLISHMENT FEES**

**§ A5.001. Food establishment fees.**

(1) Food establishment permits. Each separate food establishment operating within the corporate limits of the Town shall pay the applicable fee as follows:

- (A) Food establishment, restaurants, convenience stores, bakeries (annually): \$300.00.
- (B) Day care centers, nursing homes, foster/adoption homes, schools (annually): \$300.00.
- (C) Mobile food establishment: \$300.00.
- (D) Temporary food establishment (per booth/per event): \$35.00.

(2) Plan review fees. A fee as prescribed below shall be paid to obtain a permit to construct a permitted food establishment. These fees shall be based on the square footage of the proposed facility.

0 - 150 sq. ft.	\$75.00
151 - 1,000 sq. ft.	\$150.00
1,001 - 4,000 sq. ft.	\$200.00
4,001 - 8,000 sq. ft.	\$250.00
8,001 - 20,000 sq. ft.	\$350.00
20,001 - up sq. ft.	\$500.00

(3) Reinspection fees.

Follow up	\$70.00
Full reinspection	50 percent of food establishment's annual permit fee

\*No fee shall be charged to any food establishment owned and operated by a governmental agency, independent school district, institution of purely public charity, church, and/or other nonprofit organizations; however, such establishments may be operated only after a permit is issued by the regulatory authority and all other requirements of these rules and applicable law are met. Proper documentation of tax-exempt status under federal or state law must be provided to the regulatory authority at the time of application in order to be exempt from the permit fee.

**ARTICLE A6.000  
MUNICIPAL COURT FEES**

**§ A6.001. Municipal Court Fees.**

The Municipal Court Judge for the Town has the authority to set, increase, decrease, or waive court fees at his/her discretion and in accordance with the laws of the state. The Municipal Court Clerk and/or his or her designated representative shall collect these specified fees at appropriate times and under the direction of the Municipal Court Judge. All applicable state fees and/or court costs shall be added as set forth by the laws of the state.

DRAFT

**ARTICLE A7.000  
SOLID WASTE REMOVAL FEES  
EFFECTIVE DATE: MARCH 1, 2026**

**§ A7.001. Solid waste removal fees.**

The Town has an exclusive franchise agreement with Frontier Texas Ventures I, LLC (“Frontier Waste Solutions”) for residential and commercial solid waste collection and recycling services. Service arrangements and payments are made directly between the customer and Frontier Waste Solutions. The current rates are provided here for convenience and reference. In accordance with the Agreement, Frontier Waste Solutions may request an adjustment to the rates charged within the Town for solid waste collection services on each anniversary of the Agreement, based on the Consumer Price Index (“CPI”).

DRAFT

New Handload Rates

Residential		\$ 13.43
Addtnl Resi Cart		\$ 8.66
Recycle		\$ 7.71
Extra Recycle		\$ 4.82
		\$ 21.14 \$ 0.43

Commercial Cart Rates

Com Cart		\$ 48.14
Extra Cart		\$ 28.88

Frontload Containers Monthly Rates

	1x	2x	3x	4x	5x	Extra
2 yard	\$108.09	\$204.97	\$280.64	\$374.14	\$467.67	\$47.94
3 yard	\$121.15	\$238.51	\$314.04	\$421.63	\$527.05	\$57.47
4 yard	\$147.21	\$266.48	\$346.46	\$477.77	\$593.58	\$76.65
6 yard	\$171.46	\$326.09	\$438.89	\$560.89	\$697.45	\$90.37
8 yard	\$189.59	\$350.90	\$526.20	\$701.13	\$730.26	\$99.95

Manure Monthly Rates

	1x	2x	3x	4x	5x	Extra
2 yard	\$356.69	\$655.91	\$869.96	\$1,122.41	\$1,356.24	\$100.18
3 yard	\$399.80	\$763.24	\$973.50	\$1,264.89	\$1,528.46	\$120.11
4 yard	\$485.78	\$852.73	\$1,074.03	\$1,433.30	\$1,721.37	\$160.21
6 yard	\$565.83	\$1,043.50	\$1,360.55	\$1,682.67	\$2,022.63	\$188.88

Misc fees

Lockbar/Caster s/Enclosure	\$11.55
Relocate/Block	\$72.21
Washout	\$336.99
Rate per yard Unusual Accumulation (same day)	\$48.14
Rate per yard Unusual Accumulation (Off cycle)	\$288.85
Com Overage	\$72.21

Current Rolloff Rates

	Rental rate per day	Delivery Rate	Rate per haul	Disposal Rate/Ton
20 yard	\$ 7.41	\$ 144.43	\$ 445.31	\$ 50.55
30 yard	\$ 7.41	\$ 144.43	\$ 445.31	\$ 50.55
40 yard	\$ 7.41	\$ 144.43	\$ 445.31	\$ 50.55
30 Yard Comp	Negotiate rental w/Custom	\$ 541.59	\$ 50.55	\$ 50.55
35 Yard Comp	Negotiate rental w/Custom	\$ 541.59	\$ 50.55	\$ 50.55
40-42 Yard Comp	Negotiate rental w/Custom	\$ 541.59	\$ 50.55	\$ 50.55

”

**SECTION 3.  
SEVERABILITY**

It is hereby declared to be the intention of the Town Council of the Town of Bartonville, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

**SECTION 4.  
CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances of the Town and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance takes effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 5.  
ENROSS AND ENROLL**

The Town Secretary of the Town of Bartonville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the Town Council of the Town of Bartonville and by filing this Ordinance in the Ordinance records of the Town.

**SECTION 6.  
EFFECTIVE DATE**

This Ordinance shall be in full force and effective on May 1, 2026.

**PASSED AND APPROVED** by the Town Council of the Town of Bartonville, Texas, on this the 21st day of April 2026.

**APPROVED:**

\_\_\_\_\_  
Jaclyn Carrington, Mayor

**ATTEST:**

\_\_\_\_\_  
Shannon Montgomery, TRMC, Town Secretary



# TOWN COUNCIL COMMUNICATION

**DATE:** April 21, 2026

**FROM:** Marcy Ratcliff, Town Planning Consultant

**AGENDA ITEM:** Discuss and consider a Final Plat for High Plains at Furst Ranch, Phase 2 encompassing approximately 76.052 acres of property situated in the Pinson Wiles Survey, Abstract Number 1339, in the Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is located generally east of State Highway 377 between Keith Road and Smoot Lane. The applicant is GMcivil on behalf of the owner ARROYO CAP V-1 LLC. [Case # **FP-2026-001**] *(The Planning and Zoning recommended APPROVAL by a vote of 5 to 0 at its April 1, 2026, meeting.)*

**Land Use and Zoning:** The property is located in the Bartonville ETJ, thus no land use or zoning designations apply. The property has been utilized as agricultural and is undeveloped.

**Summary:** On August 20, 2024, the Town of Bartonville Town Council approved a Preliminary Plat for High Plains at Furst Ranch and Final Plat phases and construction has begun. On September, 16, 2025, the Town of Bartonville approved a revised Preliminary Plat illustrating a change in the street/lot patterns and phasing. The Preliminary Plat includes 1,104 residential lots and two (2) Mixed Use lots and 32 Non-Residential lots. The applicant has submitted a Final Plat application for Phase 2 which includes 242 residential lots and 6 non-residential lots.

Staff has reviewed the Final Plat and the conditions approved with the Preliminary Plan and have the following observations:

1. Lots that may require floodplain reclamation shall comply with Denton County jurisdictional review. The zone AE floodplain boundary shall be reflected on the final plats.
2. Finished Floor Elevations (FFE) shall be provided on Final Plat phases.

The Town of Bartonville's Development Ordinance requires compliance with the adopted ordinances and regulations for plat approval. The Final Plat generally aligns with town standards and is recommended for conditional approval, pending resolution of specific conditions outlined in the recommended conditions of approval.

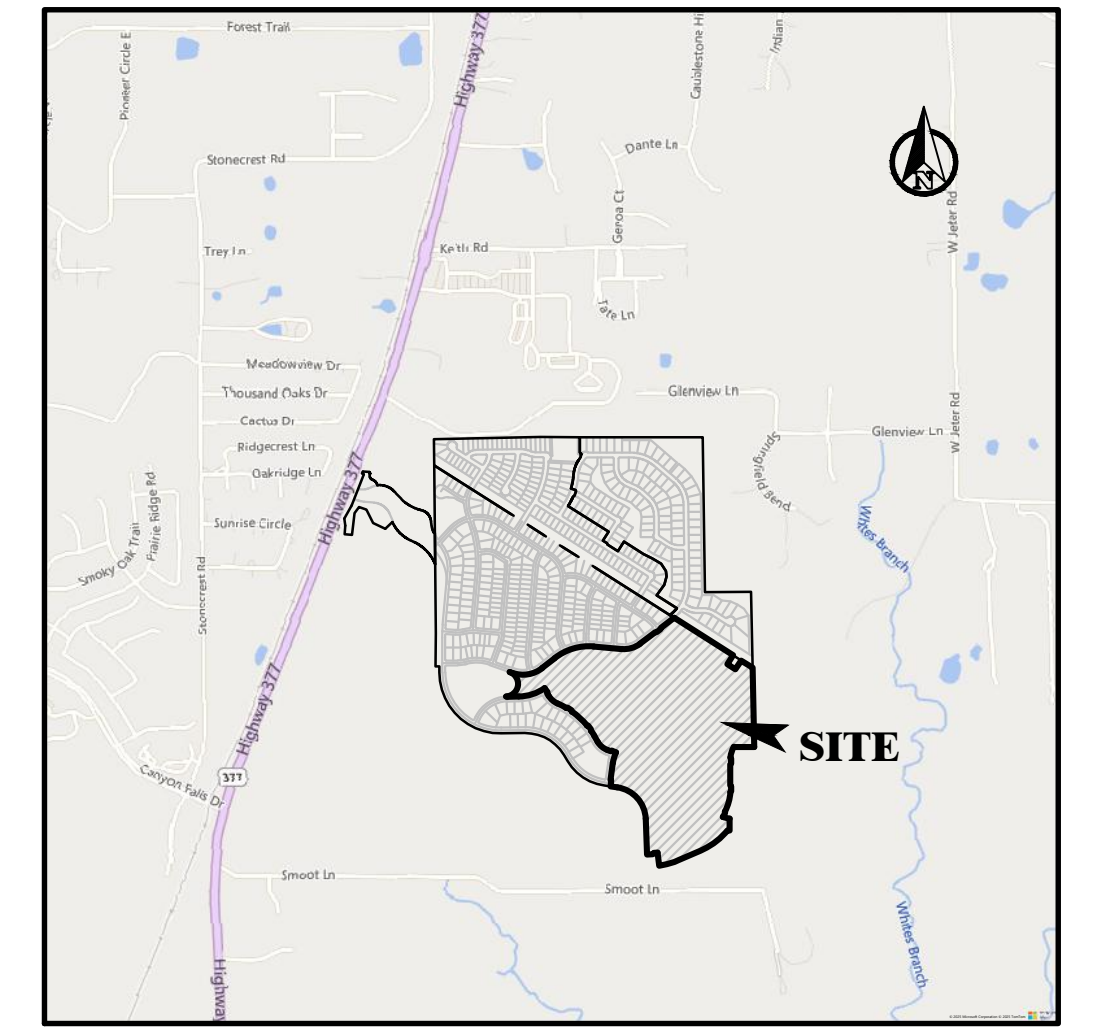
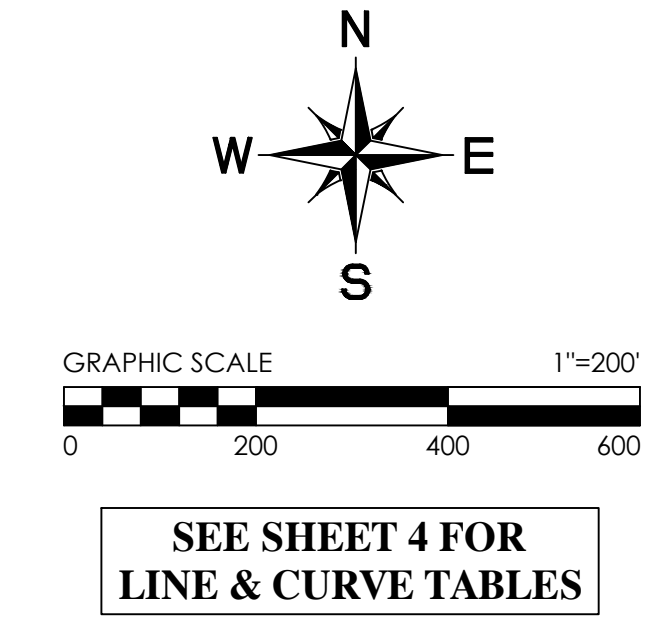
**Planning & Zoning Commission Recommendation:** Approve with Conditions.

**Planning & Zoning Commission Recommended Conditions of Approval:**

1. Finished Floor Elevations (FFE) shall be provided on Final Plat.

**Exhibits:**

1. High Plains at Furst Ranch, Phase 2 Final Plat



VICINITY MAP  
N.T.S.

SITE AREA SUMMARY	
GROSS AREA	76.052 ACRES
PUBLIC RIGHT-OF-WAY	14.791 ACRES
LOTS	51.030 ACRES
NON-RESIDENTIAL LOTS	10.232 ACRES

LEGEND	
○	1/2" CAPPED IRON ROD SET "GMCIVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
---	BOUNDARY LINE
---	ADJOINER LINE
---	EASEMENT LINE
---	CENTERLINE
---	BUILDING LINE
---	ABSTRACT LINE
---	CITY LIMIT LINE

OWNER/DEVELOPER:

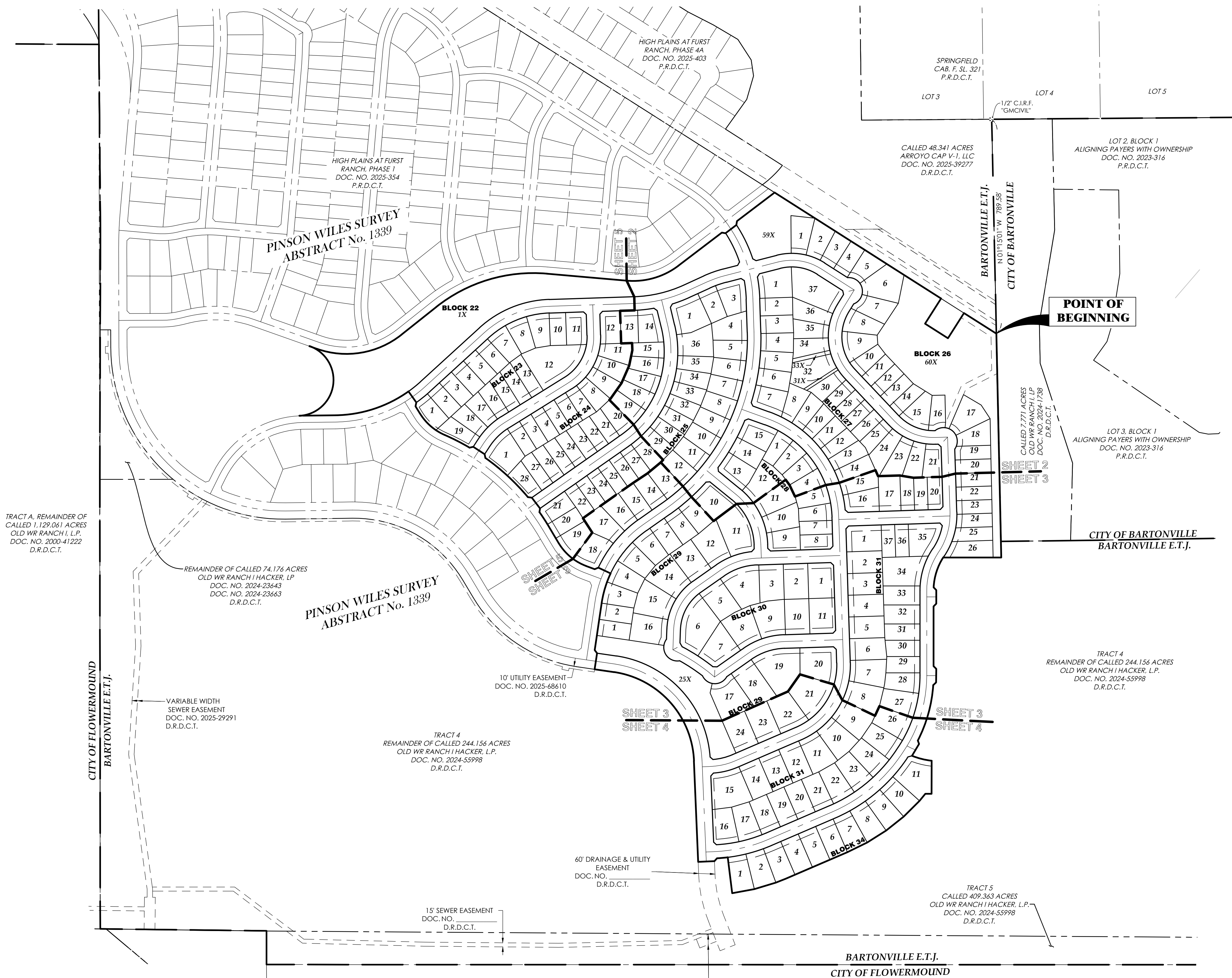


9040 Town Center Parkway, Suite 200  
Lakewood Ranch, FL 34202  
(941) 388-0707

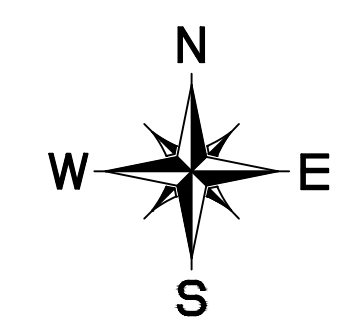


**FINAL PLAT**  
OF  
**HIGH PLAINS AT FURST RANCH, PHASE 2**  
BEING  
**76.052 ACRES**  
SITUATED IN THE  
**PINSON WILES SURVEY, ABSTRACT No. 1339**  
**DENTON COUNTY, TEXAS**  
242 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS  
Date: February 2026

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
Issued for review 2/12/2026 11:18 AM



E:\23002 - Hines - Fort Ranch (Flower Mound)\COCOP\PLAT\PHASE 2\3002-PLAT\PHASE 2\SHEETS.dwg



SEE SHEET 4 FOR  
LINE & CURVE TABLES



POINT OF BEGINNING

PRELIMINARY. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
Issued for review 2/12/2026 11:18 AM

OWNER/DEVELOPER:



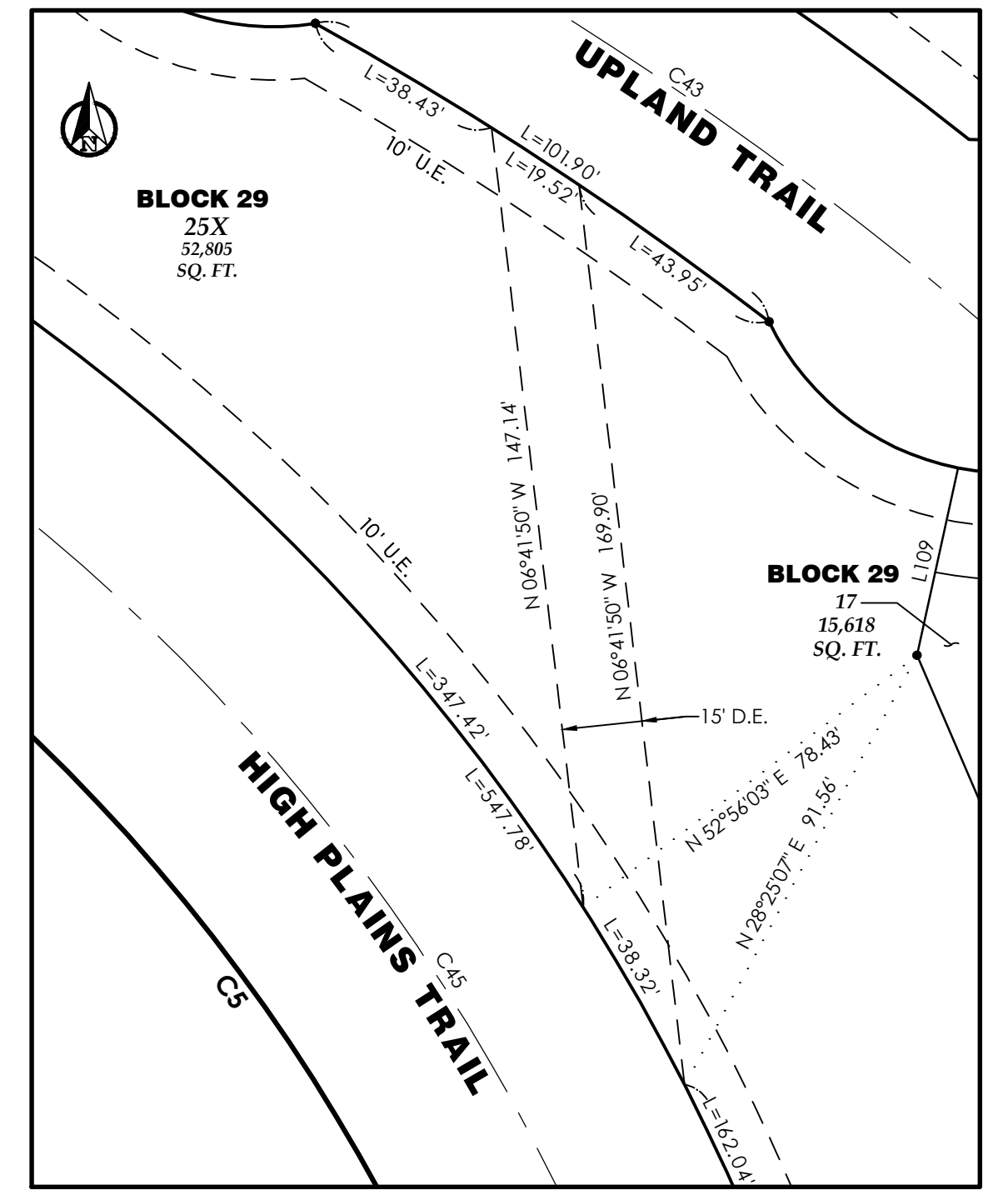
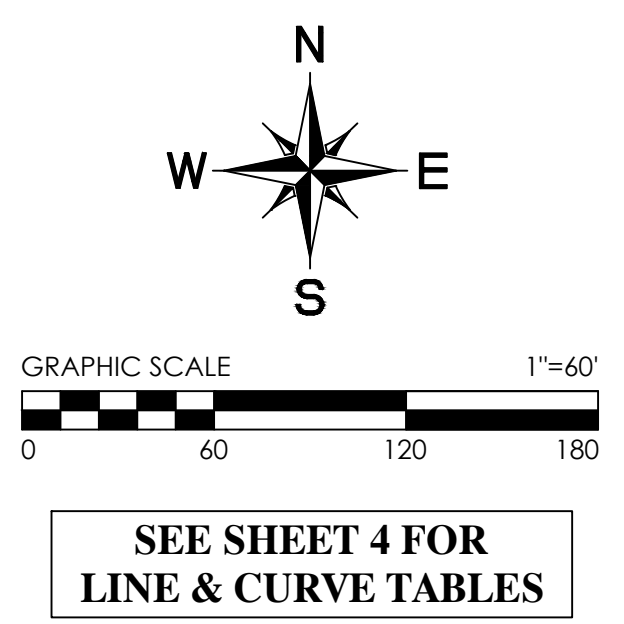
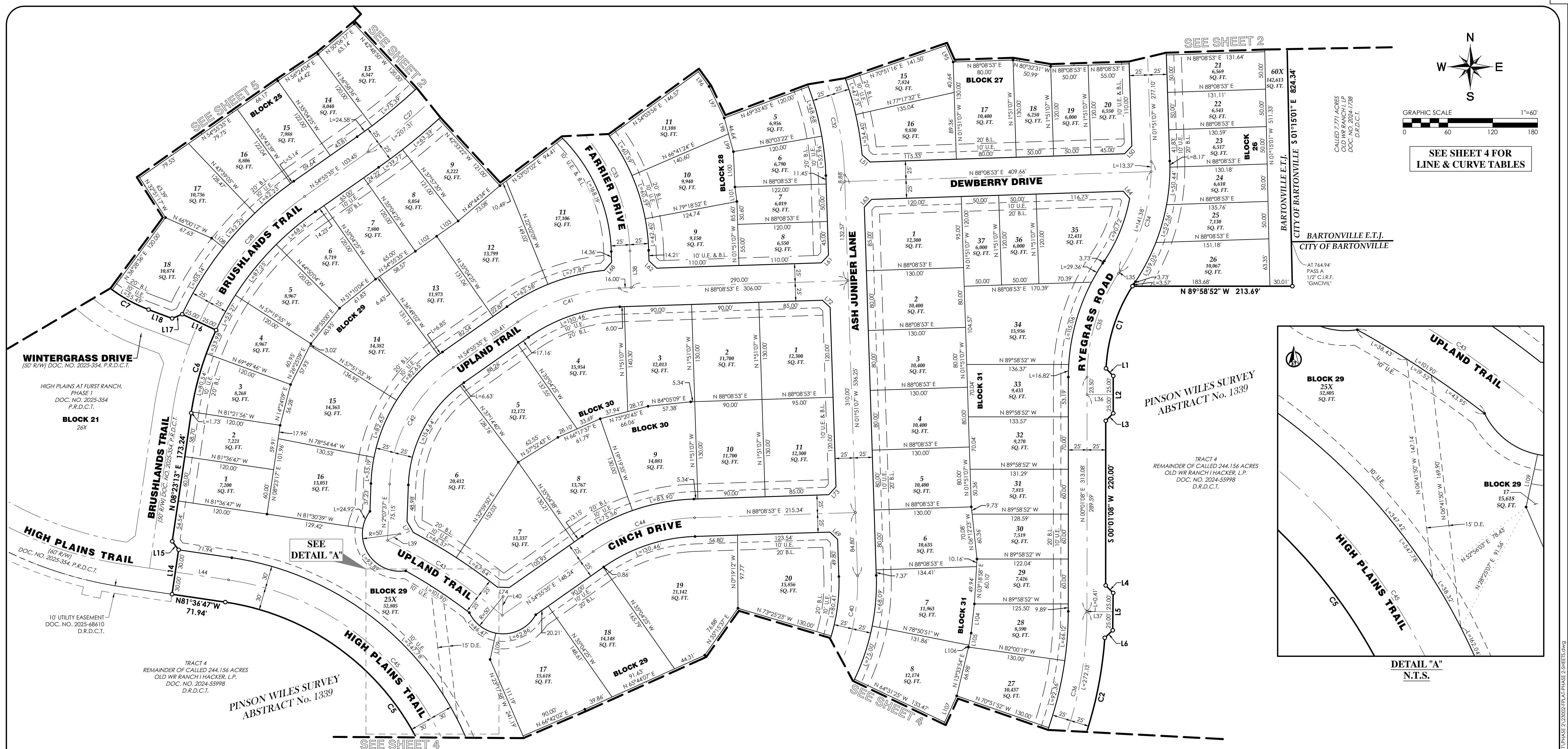
9040 Town Center Parkway, Suite 200  
Lakewood Ranch, FL 34202  
(941) 388-0707

PREPARED BY:



2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-329-4373  
TxEng Firm # F-2944 | TxSurv Firm # 10021700

**FINAL PLAT**  
OF  
LOT IX, BLOCK 22, LOTS 1-19, BLOCK 23, LOTS 1-28, BLOCK 24, LOTS 1-36,  
BLOCK 25, LOTS 1-26, 59X-60X, BLOCK 26, LOTS 1-30, 31X, 32, 33X, 34-37,  
BLOCK 27, LOTS 1-15, BLOCK 28, LOTS 1-24, 25X, BLOCK 29, LOTS 1-11,  
BLOCK 30, LOTS 1-37, BLOCK 31 & LOTS 1-11, BLOCK 34  
**HIGH PLAINS AT FURST RANCH, PHASE 2**  
BEING  
**76.052 ACRES**  
SITUATED IN THE  
**PINSON WILES SURVEY, ABSTRACT No. 1339**  
DENTON COUNTY, TEXAS  
242 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS  
Date: February 2026



WINTERGRASS DRIVE  
(50' R/W) DOC. NO. 2025-354, P.R.D.C.T.

HIGH PLAINS AT FURST RANCH,  
PHASE 1  
DOC. NO. 2025-354  
P.R.D.C.T.

**BLOCK 21**  
26X

BRUSHLANDS TRAIL  
(60' R/W) DOC. NO. 2025-354, P.R.D.C.T.

**BLOCK 25**

TRACT 4  
REMAINDER OF CALLED 244.156 ACRES  
OLD WR RANCH I HACKER, L.P.  
DOC. NO. 2024-55998  
D.R.D.C.T.

PINSON WILES SURVEY  
ABSTRACT No. 1339

PINSON WILES SURVEY  
ABSTRACT No. 1339

TRACT 4  
REMAINDER OF CALLED 244.156 ACRES  
OLD WR RANCH I HACKER, L.P.  
DOC. NO. 2024-55998  
D.R.D.C.T.

BARTONVILLE E.T.J.  
CITY OF Bartonville

AT 764.94'  
PASS A  
1/2" C.I.R.F.  
"G.M.C.V.I.L."

OWNER/DEVELOPER:



9040 Town Center Parkway, Suite 200  
Lakewood Ranch, FL 34202  
(941) 388-0707

PREPARED BY:



2559 3th Grapevine Pkwy, Grapevine, Texas 76051  
817-329-4373  
TxEng Firm # F-2944 | TxSurv Firm # 10021700

**FINAL PLAT**  
OF

LOT IX, BLOCK 22, LOTS 1-19, BLOCK 23, LOTS 1-28, BLOCK 24, LOTS 1-36,  
BLOCK 25, LOTS 1-26, 59X-60X, BLOCK 26, LOTS 1-30, 31X, 32, 33X, 34-37,  
BLOCK 27, LOTS 1-15, BLOCK 28, LOTS 1-24, 25X, BLOCK 29, LOTS 1-11,  
BLOCK 30, LOTS 1-37, BLOCK 31 & LOTS 1-11, BLOCK 34

**HIGH PLAINS AT FURST RANCH, PHASE 2**

BEING  
76.052 ACRES  
SITUATED IN THE  
PINSON WILES SURVEY, ABSTRACT No. 1339  
DENTON COUNTY, TEXAS  
242 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS

Date: February 2026

LINE #	BEARING	DISTANCE
L1	S44°09'10"E	13.94'
L2	S00°01'29"W	50.00'
L3	S45°01'08"W	14.14'
L4	S44°58'52"E	14.14'
L5	S00°43'27"W	50.00'
L6	S46°40'45"W	14.55'
L7	S20°33'05"E	13.32'
L8	S30°57'14"W	50.77'
L9	N89°58'52"W	23.07'
L10	S39°18'39"W	33.63'
L11	S68°14'47"W	38.95'
L12	S42°26'46"W	14.18'
L13	S87°35'46"W	60.00'
L14	N08°23'13"E	60.00'
L15	N36°36'47"W	14.14'
L16	N64°57'45"W	50.00'
L17	S67°29'25"W	14.61'
L18	N69°25'13"W	33.68'
L19	N09°41'16"E	14.08'
L20	N37°36'41"W	50.05'
L21	N82°22'22"W	14.70'
L22	N11°00'05"W	14.39'
L23	N57°01'51"W	50.00'
L24	S76°56'24"W	14.39'

LINE #	BEARING	DISTANCE
L25	N31°35'59"W	31.60'
L26	N11°45'45"E	14.54'
L27	N35°25'14"W	50.00'
L28	S70°35'24"E	29.94'
L29	S80°21'54"E	13.67'
L30	S57°35'10"E	50.13'
L31	N09°27'21"E	14.56'
L32	N76°57'19"E	21.11'
L33	N88°08'53"E	45.55'
L34	N43°08'53"E	21.21'
L35	S33°36'45"W	3.73'
L36	N89°58'52"W	35.00'
L37	S89°58'52"E	34.69'
L38	S01°51'07"E	49.21'
L39	N61°58'10"E	18.50'
L40	S02°28'07"W	25.22'
L41	S33°55'51"W	13.80'
L42	S87°35'46"W	32.15'
L43	N87°35'46"E	32.15'
L44	S81°36'47"E	71.94'
L45	N32°58'09"E	32.48'
L46	S61°02'05"E	14.54'
L47	S32°14'25"W	14.54'
L48	N12°56'17"W	14.24'

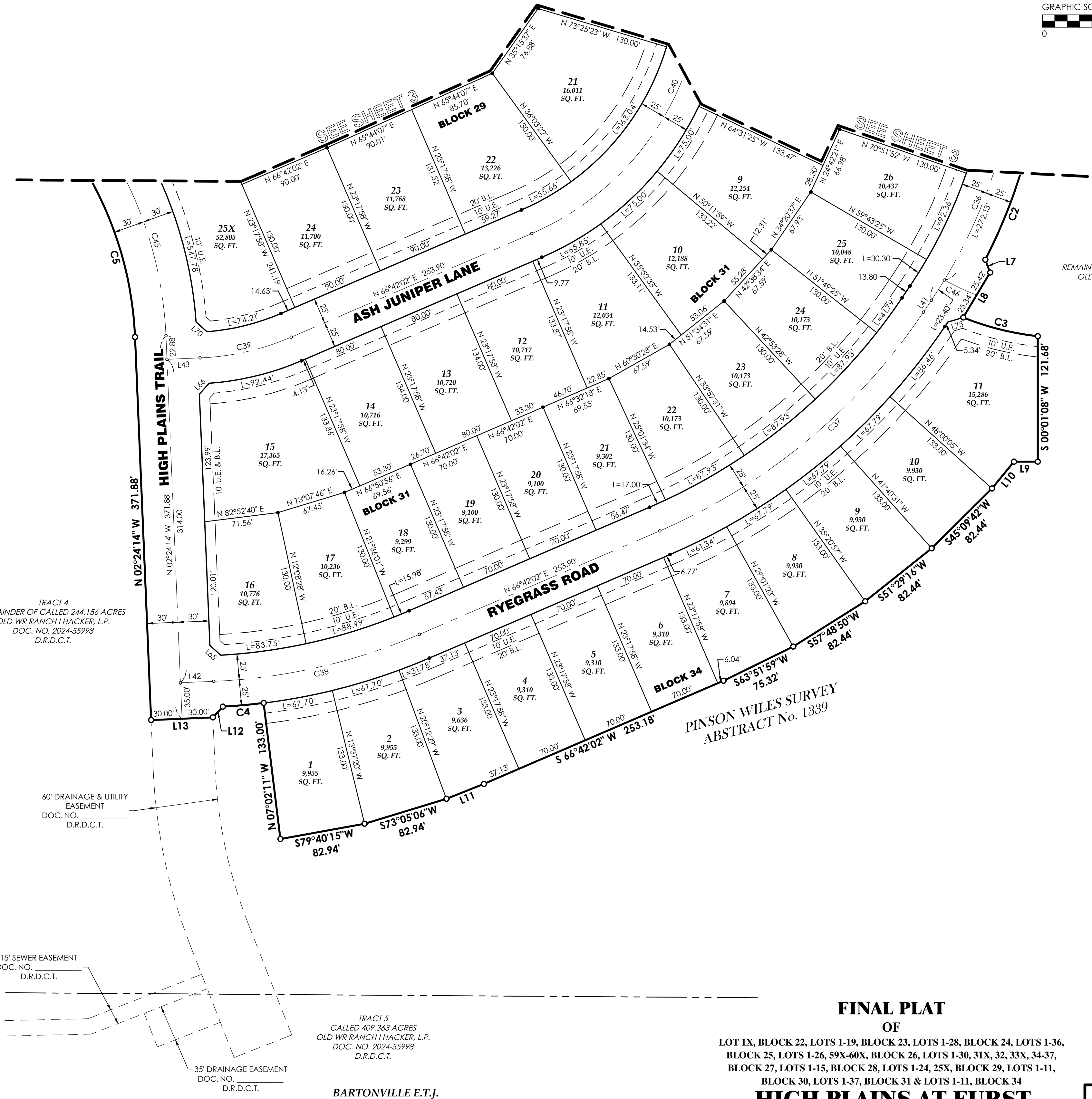
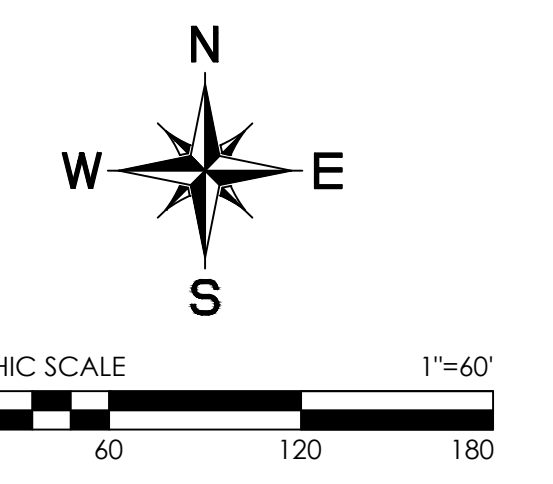
LINE #	BEARING	DISTANCE
L49	N46°51'07"W	14.14'
L50	N43°08'53"E	14.14'
L51	S48°16'32"E	14.49'
L52	S26°14'33"E	14.41'
L53	N29°56'19"E	14.54'
L54	S57°35'10"E	13.69'
L55	N46°51'07"W	14.14'
L56	N43°08'53"E	14.14'
L57	S54°50'54"E	15.00'
L58	S28°47'38"W	13.69'
L59	N06°49'29"W	14.38'
L60	S65°56'01"W	14.41'
L61	N43°08'53"E	14.14'
L62	S46°51'07"E	14.14'
L63	N43°08'53"E	14.14'
L64	S41°18'26"E	12.71'
L65	N47°34'04"W	14.10'
L66	N42°16'29"E	14.22'
L67	N85°21'05"E	14.44'
L68	N41°41'21"E	14.50'
L69	S46°51'07"E	14.14'
L70	N48°17'59"W	14.17'
L71	S30°15'01"E	16.89'
L72	N46°51'07"W	14.14'

LINE #	BEARING	DISTANCE
L73	N43°08'53"E	14.14'
L74	S88°11'01"E	16.00'
L75	N73°27'01"E	15.43'
L76	S46°54'59"W	5.40'
L77	S35°13'24"W	39.83'
L78	S35°13'24"W	30.86'
L79	S23°31'49"W	14.25'
L80	S23°31'49"W	45.45'
L81	S23°31'49"W	10.99'
L82	S11°38'08"W	35.45'
L83	S11°38'08"W	22.33'
L84	S01°51'07"E	26.41'
L85	N57°12'59"W	47.09'
L86	N46°40'17"W	46.64'
L87	N36°10'40"W	46.64'
L88	N25°41'03"W	46.64'
L89	S80°32'31"E	8.56'
L90	S80°32'31"E	42.43'
L91	S88°08'53"W	30.92'
L92	N05°56'27"E	20.00'
L93	S03°31'19"E	33.19'
L94	N02°21'57"W	0.29'
L95	N24°08'22"W	24.08'
L96	N36°10'40"W	24.30'

LINE #	BEARING	DISTANCE
L97	N25°41'03"W	46.64'
L98	N15°11'26"W	22.07'
L99	N15°11'26"W	24.57'
L100	N02°30'14"W	47.35'
L101	N07°44'18"W	19.50'
L102	N54°49'30"E	34.81'
L103	N54°46'32"E	35.26'
L104	S06°17'45"W	39.25'
L105	S10°43'38"W	19.08'
L106	S10°43'38"W	2.72'
L107	S42°42'21"W	38.68'
L108	S51°34'31"E	20.00'
L109	S12°22'57"W	35.94'
L110	S41°08'03"W	39.34'
L111	N56°24'04"E	26.11'
L112	N56°24'04"E	38.31'
L113	N50°06'17"E	14.40'
L114	N50°06'17"E	48.74'
L115	N44°16'03"E	12.53'
L116	S58°58'45"W	1.19'
L117	S58°58'45"W	31.12'
L118	S01°51'07"E	26.41'

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	225.00'	116.85'	29°45'19"	S17°49'34"W	115.54'
C2	525.00'	213.29'	29°16'40"	S15°31'26"W	211.83'
C3	275.00'	74.84'	15°35'31"	S75°51'18"E	74.61'
C4	589.00'	39.77'	3°52'06"	S84°53'52"W	39.76'
C5	345.00'	476.95'	79°12'33"	N42°00'30"W	439.87'
C6	400.00'	116.24'	16°39'02"	N16°42'44"E	115.84'
C7	200.00'	134.56'	38°32'59"	N50°08'44"W	132.04'
C8	835.00'	63.21'	4°20'13"	N33°02'21"W	63.19'
C9	835.00'	212.98'	14°36'50"	N47°19'19"W	212.40'
C10	835.00'	102.93'	7°03'46"	N62°57'51"W	102.87'
C11	200.00'	121.81'	34°53'44"	N49°02'52"W	119.93'
C12	475.00'	287.34'	34°39'36"	S71°54'34"W	282.98'
C13	375.00'	14.09'	2°09'12"	S88°09'46"W	14.09'
C14	132.00'	363.26'	157°40'41"	N08°14'54"E	259.01'
C15	325.00'	328.44'	57°54'09"	N80°27'31"E	314.64'
C16	575.00'	436.20'	43°27'55"	N73°14'24"E	425.82'
C17	275.00'	202.63'	42°13'04"	N73°51'50"E	198.08'
C18	425.00'	10.63'	1°25'57"	S52°02'19"E	10.63'
C19	500.00'	60.81'	6°58'06"	N51°05'43"E	60.77'
C20	375.00'	265.31'	40°32'13"	N67°52'47"E	259.81'
C21	500.00'	197.56'	22°38'19"	N76°49'44"E	196.28'
C22	400.00'	70.39'	10°04'58"	N70°33'03"E	70.30'
C23	200.00'	163.59'	46°51'56"	S80°58'30"E	159.07'

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C24	200.00'	262.09'	75°04'56"	S05°52'30"E	243.73'
C25	200.00'	169.07'	48°26'09"	S67°38'02"E	164.08'
C26	500.00'	272.69'	31°14'53"	S17°28'33"E	269.32'
C27	765.00'	758.09'	56°46'41"	S26°32'14"W	727.45'
C28	425.00'	221.70'	29°53'19"	S39°58'55"W	219.20'
C29	250.00'	109.67'	25°08'07"	N45°32'13"E	108.80'
C30	200.00'	209.29'	59°57'23"	N28°07'35"E	199.87'
C31	400.00'	477.17'	68°21'00"	N20°45'05"E	449.38'
C32	400.00'	476.84'	68°18'09"	N36°00'11"W	449.10'
C33	250.00'	213.86'	49°00'50"	S26°21'32"E	207.40'
C34	250.00'	154.74'	35°27'52"	S15°52'49"W	152.28'
C35	250.00'	146.58'	33°35'37"	S16°48'57"W	144.49'
C36	500.00'	295.94'	33°54'43"	S16°58'30"W	291.64'
C37	589.00'	336.87'	32°46'11"	S50°18'57"W	332.30'
C38	564.00'	205.69'	20°53'44"	S77°08'54"W	204.55'
C39	250.00'	91.17'	20°53'44"	N77°08'54"E	90.67'
C40	275.00'	329.03'	68°33'09"	N32°25'28"E	309.75'
C41	250.00'	144.96'	33°13'19"	S71°32'14"W	142.94'
C42	200.00'	184.30'	52°47'58"	S28°31'36"W	177.85'
C43	704.00'	183.64'	14°56'45"	S56°50'27"E	183.12'
C44	250.00'	144.96'	33°13'19"	N71°32'14"E	142.94'
C45	375.00'	518.42'	79°12'33"	S42°00'30"E	478.11'
C46	250.00'	34.49'	7°54'19"	N65°00'59"W	34.47'



TRACT 4  
REMAINDER OF CALLED 244.156 ACRES  
OLD WR RANCH I HACKER, L.P.  
DOC. NO. 2024-55998  
D.R.D.C.T.

TRACT 4  
REMAINDER OF CALLED 244.156 ACRES  
OLD WR RANCH I HACKER, L.P.  
DOC. NO. 2024-55998  
D.R.D.C.T.

15' SEWER EASEMENT  
DOC. NO. D.R.D.C.T.

TRACT 5  
CALLED 409.363 ACRES  
OLD WR RANCH I HACKER, L.P.  
DOC. NO. 2024-55998  
D.R.D.C.T.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
Issued for review 2/12/2026 11:18 AM

OWNER/DEVELOPER:

9040 Town Center Parkway, Suite 200  
Lakewood Ranch, FL 34202  
(941) 388-0707

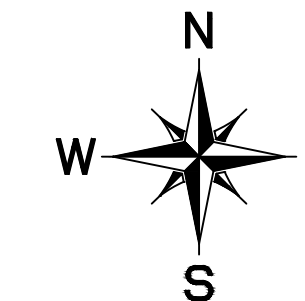
PREPARED BY:

2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-329-4373  
TxEng Firm # F-2944 | TxSurv Firm # 10021700

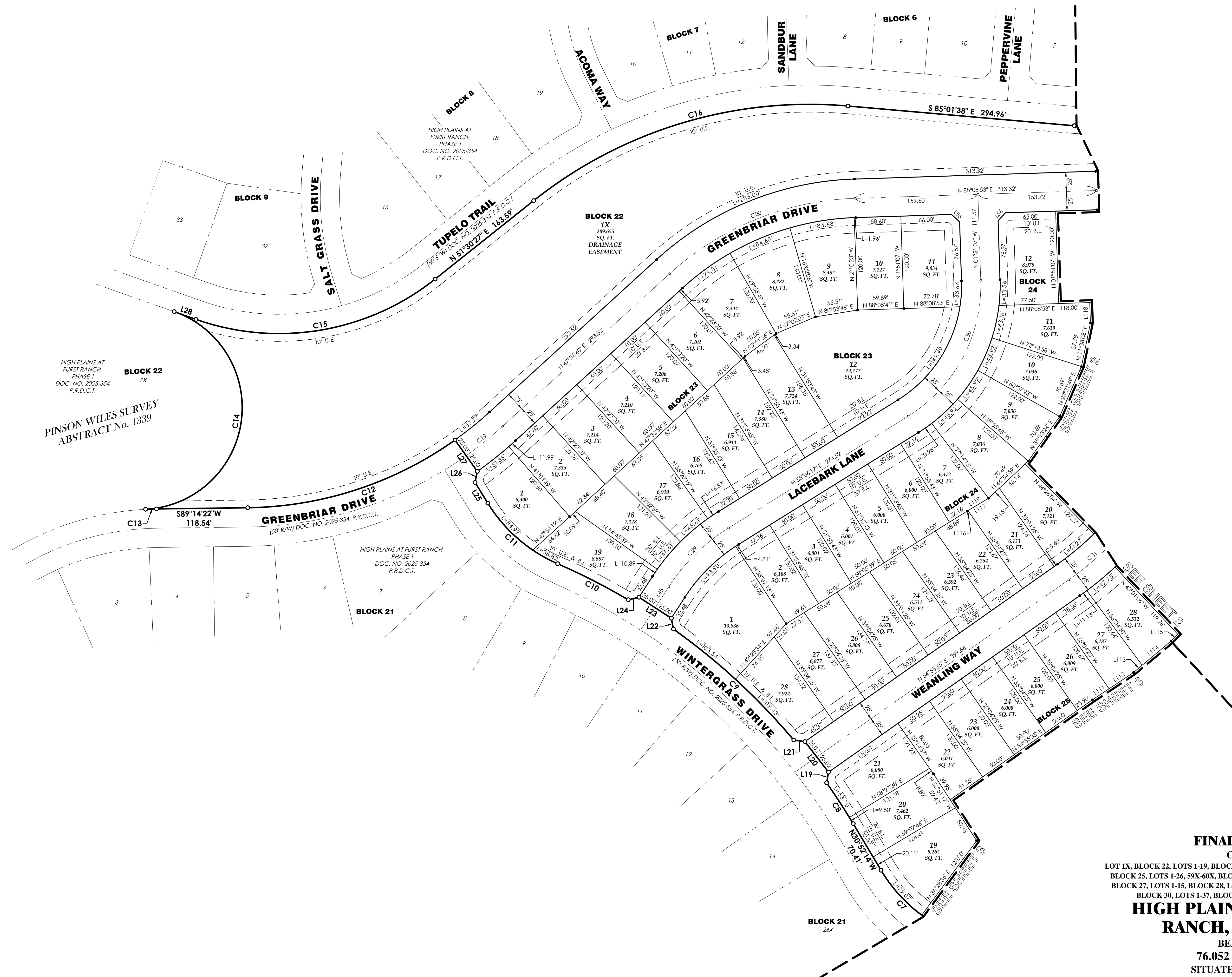
BARTONVILLE E.T.J.  
CITY OF FLOWER MOUND

**FINAL PLAT**  
OF  
LOT 1X, BLOCK 22, LOTS 1-19, BLOCK 23, LOTS 1-28, BLOCK 24, LOTS 1-36,  
BLOCK 25, LOTS 1-26, 59X-60X, BLOCK 26, LOTS 1-30, 31X, 32, 33X, 34-37,  
BLOCK 27, LOTS 1-15, BLOCK 28, LOTS 1-24, 25X, BLOCK 29, LOTS 1-11,  
BLOCK 30, LOTS 1-37, BLOCK 31 & LOTS 1-11, BLOCK 34

**HIGH PLAINS AT FURST RANCH, PHASE 2**  
BEING  
76.052 ACRES  
SITUATED IN THE  
PINSON WILES SURVEY, ABSTRACT No. 1339  
DENTON COUNTY, TEXAS  
242 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS  
Date: February 2026



SEE SHEET 4 FOR  
LINE & CURVE TABLES



HIGH PLAINS AT  
FURST RANCH,  
PHASE 1  
DOC. NO. 2025-354  
P.R.D.C.T.  
**BLOCK 22**  
2X

PINSON WILES SURVEY  
ABSTRACT No. 1339

PRELIMINARY. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
Issued for review 2/12/2026 11:18 AM

OWNER/DEVELOPER:



9040 Town Center Parkway, Suite 200  
Lakewood Ranch, FL 34202  
(941) 388-0707

PREPARED BY:

**GMcivil**  
Engineering & Surveying  
2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-529-4373  
TxEng Firm # F-2944 | TxSurv Firm # 10021700

**FINAL PLAT**  
OF  
LOT 1X, BLOCK 22, LOTS 1-19, BLOCK 23, LOTS 1-28, BLOCK 24, LOTS 1-36,  
BLOCK 25, LOTS 1-26, 59X-60X, BLOCK 26, LOTS 1-30, 31X, 32, 33X, 34-37,  
BLOCK 27, LOTS 1-15, BLOCK 28, LOTS 1-24, 25X, BLOCK 29, LOTS 1-11,  
BLOCK 30, LOTS 1-37, BLOCK 31 & LOTS 1-11, BLOCK 34  
**HIGH PLAINS AT FURST  
RANCH, PHASE 2**  
BEING  
**76.052 ACRES**  
SITUATED IN THE  
**PINSON WILES SURVEY, ABSTRACT No. 1339**  
DENTON COUNTY, TEXAS  
242 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS  
Date: February 2026

**OWNER'S CERTIFICATE**

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, Old WR Ranch I Hacker, L.P. is owner of that certain lot, tract, or parcel of land, situated in a portion of the Pinson Wiles Survey, Abstract No. 1339, Denton County, Texas, being part of that certain called 131.318 acre tract described as Tract 3 and part of that certain called 244.156 acre tract described as Tract 4 in a deed to Old WR Ranch I Hacker, L.P. recorded in Document No. 2024-65998 of the Deed Records of Denton County, Texas (DRDCT), being part of that certain called 74.176 acre tract described in a deed to same recorded in Document No. 2024-23643 and Document No. 2024-23663 (DRDCT), and being more completely described as follows, to-wit:

**BEGINNING** at a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod set, for the Southeast corner of a called 48.341 acre tract described in a deed to Arroyo Cap V I, LLC recorded in Document No. 2025-39277 (DRDCT), being in the West line of a called 7.771 acre tract described in a deed to Old WR Ranch I, LP recorded in Document No. 2024-1738 (DRDCT) and being in the East line of said 74.176 acre tract, from which a 1/2" capped iron rod found stamped "GMCIVIL" for the Northwest corner of said 7.771 acre tract, the most easterly Northeast corner of said 48.341 acre tract and being in the South line of Springfield a subdivision plat recorded in Cabinet F, Slide 321 of the Plat Records of Denton County, Texas (PRDCT) bears North 01 deg. 15 min. 01 sec., West - 789.58 feet;

**THENCE** North 01 deg. 15 min. 01 sec. East along said East and West lines, at 764.94 feet pass a 1/2" capped iron rod found stamped "GMCIVIL" for the Southwest corner of said 7.771 acre tract and the Southeast corner of said 74.176 acre tract, continue a total distance of 824.34 feet to a 1/2" capped iron rod set;

**THENCE** North 89 deg. 58 min. 52 sec. West, a distance of 213.69 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 225.00 feet, a central angle of 29 deg. 45 min. 19 sec., and being subtended by a chord which bears South 17 deg. 49 min. 34 sec. West - 115.54 feet;

**THENCE** in a southerly direction along said curve to the left, a distance of 116.85 feet to a 1/2" capped iron rod set;

**THENCE** South 44 deg. 09 min. 10 sec. East non-tangent to said curve, a distance of 13.94 feet to a 1/2" capped iron rod set;

**THENCE** South 00 deg. 01 min. 29 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

**THENCE** South 45 deg. 01 min. 08 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

**THENCE** South 00 deg. 01 min. 08 sec. West, a distance of 220.00 feet to a 1/2" capped iron rod set;

**THENCE** South 44 deg. 58 min. 52 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

**THENCE** South 00 deg. 43 min. 27 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

**THENCE** South 46 deg. 40 min. 45 sec. West, a distance of 14.55 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 525.00 feet, a central angle of 23 deg. 16 min. 40 sec., and being subtended by a chord which bears South 15 deg. 31 min. 26 sec. West - 211.83 feet;

**THENCE** in a southerly direction along said curve to the right, a distance of 213.29 feet to a 1/2" capped iron rod set;

**THENCE** South 20 deg. 33 min. 05 sec. East non-tangent to said curve, a distance of 13.32 feet to a 1/2" capped iron rod set;

**THENCE** South 30 deg. 57 min. 14 sec. West, a distance of 50.77 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 275.00 feet, a central angle of 15 deg. 35 min. 31 sec., and being subtended by a chord which bears South 75 deg. 51 min. 18 sec. East - 74.61 feet;

**THENCE** in an easterly direction along said curve to the left, a distance of 74.84 feet;

**THENCE** South 00 deg. 01 min. 08 sec. West non-tangent to said curve, a distance of 121.68 feet to a 1/2" capped iron rod set;

**THENCE** North 89 deg. 58 min. 52 sec. West, a distance of 23.07 feet to a 1/2" capped iron rod set;

**THENCE** South 39 deg. 18 min. 39 sec. West, a distance of 33.63 feet to a 1/2" capped iron rod set;

**THENCE** South 45 deg. 09 min. 42 sec. West, a distance of 82.44 feet to a 1/2" capped iron rod set;

**THENCE** South 51 deg. 29 min. 16 sec. West, a distance of 82.44 feet to a 1/2" capped iron rod set;

**THENCE** South 57 deg. 48 min. 50 sec. West, a distance of 82.44 feet to a 1/2" capped iron rod set;

**THENCE** South 63 deg. 51 min. 59 sec. West, a distance of 75.32 feet to a 1/2" capped iron rod set;

**THENCE** South 66 deg. 42 min. 02 sec. West, a distance of 253.18 feet to a 1/2" capped iron rod set;

**THENCE** South 68 deg. 14 min. 47 sec. West, a distance of 38.95 feet to a 1/2" capped iron rod set;

**THENCE** South 73 deg. 05 min. 06 sec. West, a distance of 82.94 feet to a 1/2" capped iron rod set;

**THENCE** South 79 deg. 40 min. 15 sec. West, a distance of 82.94 feet to a 1/2" capped iron rod set;

**THENCE** North 07 deg. 02 min. 11 sec. West, a distance of 133.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 589.00 feet, a central angle of 03 deg. 52 min. 06 sec., and being subtended by a chord which bears South 84 deg. 53 min. 52 sec. West - 39.76 feet;

**THENCE** in a westerly direction along said curve to the right, a distance of 39.77 feet to a 1/2" capped iron rod set;

**THENCE** South 42 deg. 26 min. 46 sec. West non-tangent to said curve, a distance of 141.18 feet to a 1/2" capped iron rod set;

**THENCE** South 87 deg. 35 min. 46 sec. West, a distance of 60.00 feet to a 1/2" capped iron rod set;

**THENCE** North 02 deg. 24 min. 14 sec. West, a distance of 371.88 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 345.00 feet, a central angle of 79 deg. 12 min. 33 sec., and being subtended by a chord which bears North 42 deg. 00 min. 30 sec. West - 439.87 feet;

**THENCE** in a northwesterly direction along said curve to the left, a distance of 476.95 feet to a 1/2" capped iron rod set;

**THENCE** North 81 deg. 36 min. 47 sec. West tangent to said curve, a distance of 71.94 feet to a 1/2" capped iron rod set for the Southeast corner of a called 91.851 acre tract described as Tract 1 in a deed to Spur Ranch Development, L.P. recorded in Document No. 2025-34283 (DRDCT);

**THENCE** in a northeasterly direction along the Southeast line of said 91.851 acre tract the following thirty-eight (38) courses:

North 08 deg. 23 min. 13 sec. East, a distance of 60.00 feet to a 1/2" capped iron rod set;

North 36 deg. 36 min. 47 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

North 08 deg. 23 min. 13 sec. East, a distance of 173.24 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 400.00 feet, a central angle of 16 deg. 39 min. 02 sec., and being subtended by a chord which bears North 16 deg. 42 min. 44 sec. East - 115.84 feet;

Continue in a northerly direction along said curve to the right, a distance of 116.24 feet to a 1/2" capped iron rod set;

North 64 deg. 57 min. 45 sec. West non-tangent to said curve, a distance of 50.00 feet to a 1/2" capped iron rod set;

South 67 deg. 29 min. 25 sec. West, a distance of 14.61 feet to a 1/2" capped iron rod set;

North 69 deg. 25 min. 13 sec. West, a distance of 33.68 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 200.00 feet, a central angle of 38 deg. 32 min. 59 sec., and being subtended by a chord which bears North 50 deg. 08 min. 44 sec. West - 132.04 feet;

Continue in a northwesterly direction along said curve to the right, a distance of 134.56 feet to a 1/2" capped iron rod set;

North 30 deg. 52 min. 14 sec. West tangent to said curve, a distance of 70.41 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 835.00 feet, a central angle of 04 deg. 20 min. 13 sec., and being subtended by a chord which bears North 33 deg. 02 min. 21 sec. West - 63.19 feet;

Continue in a northwesterly direction along said curve to the left, a distance of 63.21 feet to a 1/2" capped iron rod set;

North 09 deg. 41 min. 16 sec. East non-tangent to said curve, a distance of 14.08 feet to a 1/2" capped iron rod set;

North 37 deg. 36 min. 41 sec. West, a distance of 50.05 feet to a 1/2" capped iron rod set;

North 82 deg. 22 min. 22 sec. West, a distance of 14.70 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 835.00 feet, a central angle of 14 deg. 36 min. 50 sec., and being subtended by a chord which bears North 47 deg. 19 min. 19 sec. West - 212.40 feet;

Continue in a northwesterly direction along said curve to the left, a distance of 212.98 feet to a 1/2" capped iron rod set;

North 11 deg. 00 min. 05 sec. West non-tangent to said curve, a distance of 14.39 feet to a 1/2" capped iron rod set;

North 57 deg. 01 min. 51 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

South 76 deg. 56 min. 24 sec. West, a distance of 14.39 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 835.00 feet, a central angle of 07 deg. 03 min. 46 sec., and being subtended by a chord which bears North 62 deg. 57 min. 51 sec. West - 102.87 feet;

**OWNER'S CERTIFICATE CONT..**

Continue in a northwesterly direction along said curve to the left, a distance of 102.93 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the right, having a radius of 200.00 feet, a central angle of 34 deg. 53 min. 44 sec., and being subtended by a chord which bears North 49 deg. 02 min. 52 sec. West - 119.93 feet;

Continue in a northwesterly direction along said curve to the right, a distance of 121.81 feet to a 1/2" capped iron rod set;

North 31 deg. 35 min. 59 sec. West tangent to said curve, a distance of 31.60 feet to a 1/2" capped iron rod set;

North 11 deg. 45 min. 45 sec. East, a distance of 14.54 feet to a 1/2" capped iron rod set;

North 35 deg. 25 min. 14 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 475.00 feet, a central angle of 34 deg. 39 min. 36 sec., and being subtended by a chord which bears South 71 deg. 54 min. 34 sec. West - 282.98 feet;

Continue in a westerly direction along said curve to the right, a distance of 287.34 feet to a 1/2" capped iron rod set;

South 89 deg. 14 min. 22 sec. West tangent to said curve, a distance of 118.54 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 375.00 feet, a central angle of 02 deg. 09 min. 12 sec., and being subtended by a chord which bears South 88 deg. 09 min. 46 sec. West - 14.09 feet;

Continue in a westerly direction along said curve to the left, a distance of 14.09 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 132.00 feet, a central angle of 157 deg. 40 min. 35 sec., and being subtended by a chord which bears North 08 deg. 14 min. 53 sec. East - 259.01 feet;

Continue in a northerly direction along said curve to the left, a distance of 363.26 feet to a 1/2" capped iron rod set;

South 70 deg. 35 min. 24 sec. East non-tangent to said curve, a distance of 29.94 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 325.00 feet, a central angle of 57 deg. 54 min. 09 sec., and being subtended by a chord which bears North 80 deg. 27 min. 31 sec. East - 314.64 feet;

Continue in an easterly direction along said curve to the left, a distance of 328.44 feet to a 1/2" capped iron rod set;

North 51 deg. 30 min. 27 sec. East tangent to said curve, a distance of 163.59 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 575.00 feet, a central angle of 43 deg. 27 min. 55 sec., and being subtended by a chord which bears North 73 deg. 14 min. 24 sec. East - 425.82 feet;

Continue in an easterly direction along said curve to the right, a distance of 436.20 feet to a 1/2" capped iron rod set;

South 85 deg. 01 min. 38 sec. East tangent to said curve, a distance of 294.96 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 275.00 feet, a central angle of 42 deg. 13 min. 04 sec., and being subtended by a chord which bears North 73 deg. 51 min. 50 sec. East - 198.08 feet;

Continue in an easterly direction along said curve to the left, a distance of 202.63 feet to a 1/2" capped iron rod set;

North 52 deg. 45 min. 18 sec. East tangent to said curve, a distance of 201.36 feet to a 1/2" capped iron rod set;

South 80 deg. 21 min. 54 sec. East, a distance of 13.67 feet to a 1/2" capped iron rod set;

North 52 deg. 45 min. 34 sec. East, a distance of 50.13 feet to a 1/2" capped iron rod set;

North 09 deg. 27 min. 21 sec. East, a distance of 14.56 feet to a 1/2" capped iron rod set;

North 52 deg. 45 min. 18 sec. East, a distance of 163.02 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 425.00 feet, a central angle of 01 deg. 25 min. 57 sec., and being subtended by a chord which bears North 52 deg. 02 min. 19 sec. East - 10.63 feet;

Continue in a northeasterly direction along said curve to the left, a distance of 10.63 feet to a 1/2" capped iron rod set for the Northeast corner of said 91.851 acre tract and being in the Southwest line of said 48.341 acre tract, from which a 1/2" iron rod found for an ell corner of said 48.341 acre tract and the Southwest corner of said Springfield bears North 50 deg. 13 min. 03 sec. East - 416.81 feet;

**THENCE** South 57 deg. 32 min. 32 sec. East non-tangent to said curve and continue along said Southwest line, a distance of 726.88 feet to a 1/2" capped iron rod set;

**THENCE** South 32 deg. 27 min. 28 sec. West departing said Southwest line, a distance of 110.00 feet to a 1/2" capped iron rod set;

**THENCE** South 57 deg. 32 min. 32 sec. East, a distance of 100.00 feet to a 1/2" capped iron rod set;

**THENCE** North 32 deg. 27 min. 28 sec. East, a distance of 110.00 feet to a 1/2" capped iron rod set in the Southwest line of said 48.341 acre tract;

**THENCE** South 57 deg. 32 min. 32 sec. East along said Southwest line, a distance of 141.38 feet to the **POINT OF BEGINNING**, containing 3.312825 square feet or 76.052 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Spur Furst Ranch Developemnt, L.P., acting herein by and through his [its] duly authorized officers, does hereby adopt this plat designating the hereinabove described property as HIGH PLAINS AT FURST RANCH, PHASE 2, an addition to the Town of Bartonville, Texas, and does hereby dedicate, in fee simple, to the public, use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Bartonville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Bartonville's use thereof. The Town of Bartonville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Bartonville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas.

WITNESS, my hand, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

WITNESS, our hands at Denton County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: SPUR FURST RANCH DEVELOPMENT, L.P.,  
a Delaware limited partnership

By: Spur Furst Ranch Development GP, L.L.C., its general partner

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF FLORIDA §

COUNTY OF MANATEE §

Before me, the undersigned authority, a Notary Public in and for the State of Florida, on this day personally appeared \_\_\_\_\_ of Spur Furst Ranch Development, L.P., a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Florida

My Commission Expires On: \_\_\_\_\_

OWNER/DEVELOPER:



9040 Town Center Parkway, Suite 200

Lakewood Ranch, FL 34202

(941) 388-0707

**NOTES**

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.999840425. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
- The surveyed property is located within an area having Flood Zone Classification "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48121C0505G & 48121C0510G, with a date of identification of April 18, 2011, for Community No. 480774, in Denton County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the plat.
- All 1/2" iron rod set with yellow plastic cap stamped "GMCIVIL" unless otherwise noted.
- Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- All right-of-way's shown on this plat will be owned and maintained by the Municipal Utility District for public use and utility purposes.
- All parcels ending in "X" are open space parcels to be owned and maintained by the H.O.A. or Municipal Utility District. Said parcels shall be encumbered with a public access and utility easement of their entirety.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, John N. Rogers, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Development Ordinance of the Town of Bartonville.

\_\_\_\_\_  
John N. Rogers  
Registered Professional Land Surveyor No. 6372  
GMCivil  
2559 SW Grapevine Pkwy.  
Grapevine, Texas 76051  
(817) 329-4373

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John N. Rogers, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires On: \_\_\_\_\_

**APPROVAL**

APPROVED BY: Planning and Zoning Commission Town of Bartonville, Texas

\_\_\_\_\_  
Signature of Chairman

\_\_\_\_\_  
Date

APPROVED BY: \_\_\_\_\_  
Town Council  
Town of Bartonville, Texas

\_\_\_\_\_  
Signature of Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Town Secretary

\_\_\_\_\_  
Date

**FINAL PLAT**  
**OF**  
**LOT IX, BLOCK 22, LOTS 1-19, BLOCK 23, LOTS 1-28, BLOCK 24, LOTS 1-36,**  
**BLOCK 25, LOTS 1-26, 59X-60X, BLOCK 26, LOTS 1-30, 31X, 32, 33X, 34-37,**  
**BLOCK 27, LOTS 1-15, BLOCK 28, LOTS 1-24, 25X, BLOCK 29, LOTS 1-11,**  
**BLOCK 30, LOTS 1-37, BLOCK 31 & LOTS 1-11, BLOCK 34**  
**HIGH PLAINS AT FURST**  
**RANCH, PHASE 2**  
**BEING**  
**76.052 ACRES**  
**SITUATED IN THE**  
**PINSON WILES SURVEY, ABSTRACT No. 1339**  
**DENTON COUNTY, TEXAS**  
**242 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS**  
**Date: February 2026**

SHEET 6 of 6



# TOWN COUNCIL COMMUNICATION

**DATE:** April 21, 2026

**FROM:** Marcy Ratcliff, Town Planning Consultant

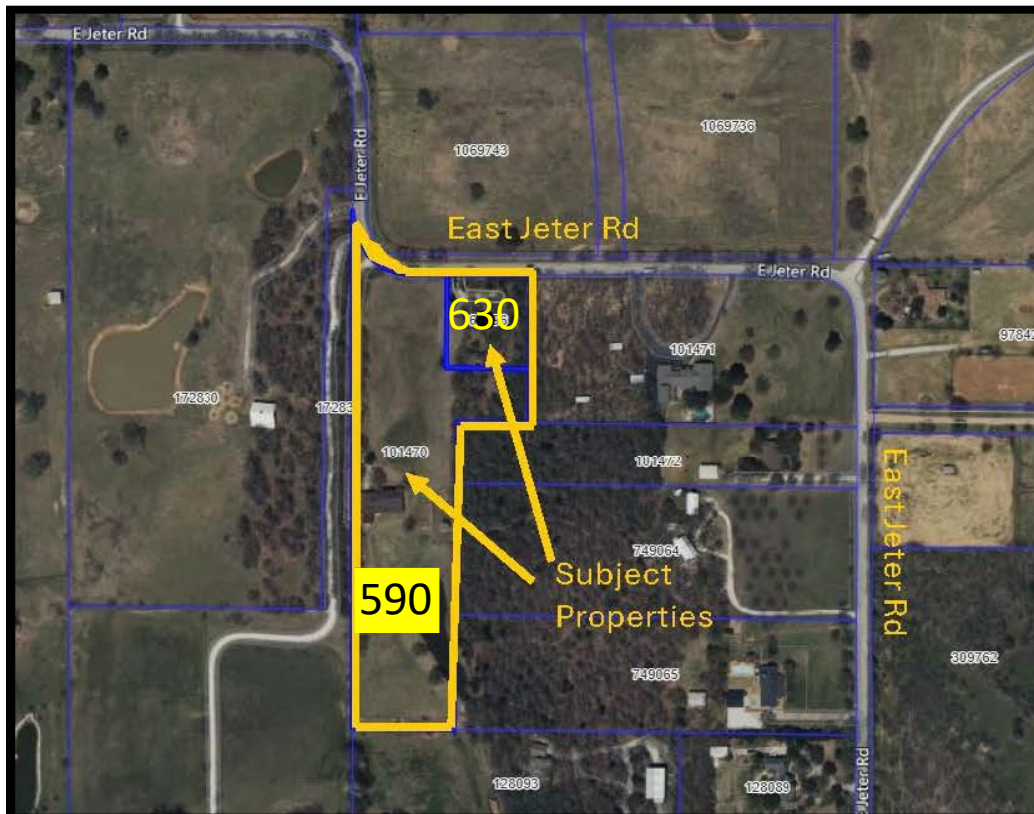
**AGENDA ITEM:** Hold Public Hearing, discuss, and consider a request to rezone two tracts of land containing approximately 7-acres from Agricultural District (AG) to Residential Estates 5 (RE-5), legally described as Tract 1 and Tract 4 of the Virginia Morrison Subdivision, out of the A.M. Feltus Survey, Abstract No. 1594, Town of Bartonville, Denton County, Texas, and addressed as 590 and 630 E Jeter Road, Bartonville, Texas 76226. The properties are generally located south and west of East Jeter Road and east of Gibbons Road. Denton County property ID 101470 and 65096. [Case # **ZON-2026-001**] (*Planning and Zoning Commission recommended approval by vote of 5-0 at its' April 1, 2026 meeting*)

**Applicant:** Mr. Clayton J. Sams

**Existing Zoning:** Agricultural District (AG)

**Proposed Zoning:** Residential Estates-5 (RE-5)

**Property Location:**

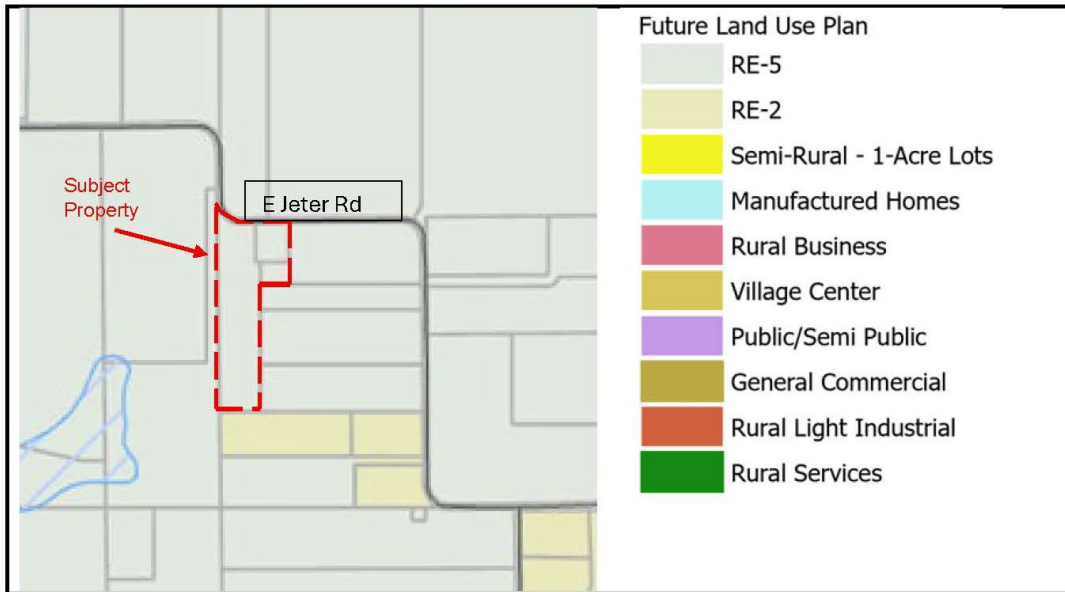


**Summary of Zoning Change Request:** The applicant has applied for rezoning of the property from the Agricultural (AG) zoning district to Residential Estates 5 (RE-5) district. The AG District requires a minimum lot size of 10 acres and the RE-5 requires a minimum lot size of five (5) acres. The property includes two (2) lots, 5.85-acre (590 E. Jeter - PID 101470) and 1-acre (630 E. Jeter - PID 65096). The applicant has applied to rezone both non-conforming lots (less than the 10-acre minimum) for the purpose of replating. The future replat will reduce the 5.85-acre lot to 5-acres and increase the 1-acre lot by 0.85-acre.

The Rezoning request (Case # ZON-2026-001), if approved, will bring the lot addressed as 590 E. Jeter Road into conformance with the minimum 5-acre lot size. The lot addressed as 630 E. Jeter Road will become closer to conforming to the minimum 5-acre lot size requirement. The Board of Adjustment (BOA), on December 2, 2025 approved (Case # VAR-2025-005) variances on the 630 E. Jeter Road lot for a 30-foot variance to the Agricultural District's (AG) minimum 50-foot rear yard setback, allowing for a 20-foot rear yard setback for a future accessory building. If the rezoning is approved, the applicant will reapply to the BOA for variances on the 630 E. Jeter Road lot for the Residential Estate-5's (RE-5) minimum lot size and rear yard setback. If the variances are approved, the applicant will then submit the Minor Replat request. Approval of the rezoning to RE-5 is necessary for the Minor Replat to be administratively approved.

The property includes residential homes, barns, and other various accessory structures.

**Comprehensive Plan:** The application request is consistent with the Bartonville Comprehensive Plan recommended Land Use of RE-5.



The RE-5 Land Use Description per the Comprehensive Plan.

**RE-5**

*Maximum Density: 5-Acre Minimum Lot Size*

*RE-5* – uses are located primarily within the central portion of the planning area. As shown, the *RE-5* land use category is a predominant feature of the Land Use Plan. These areas have been established to protect existing areas where lot sizes start at a 5-acre minimum. Development within these areas is intended to be low-density, large-lot residential. Additionally, many of these areas have been impacted by natural gas drilling, thereby making it more desirable to have larger lots spaced a great distance from the well sites. Lots must contain at least five acres. These areas are intended for residential and related uses, with some limited agricultural uses pertaining to the keeping of animals and livestock for personal use and enjoyment. A rural atmosphere should be maintained within these areas and street cross sections that provide for a “country” feel is encouraged for local streets. These areas are also located with respect to the physical features of the planning area, and to preserve existing pockets of low-density residential developments.

These uses should be buffered from higher intensity residential and non-residential land uses via major natural and man-made physical features and/or transitional land uses. The land use pattern has been designed to minimize situations where *RE-5* uses directly abut major thoroughfares as well as higher intensity uses. However, it is extremely difficult to eliminate all such situations and, where appropriate, these other potentially incompatible land use situations should be addressed through appropriate subdivision design in order to minimize negative impacts.

**Criteria for Zone Change Approval:** The Bartonville Zoning Ordinance provides criteria for the Planning & Zoning Commission and Town Council to utilize in reviewing rezoning applications and may consider the following factors:

1. Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use Map and any other incorporated plan maps;
2. Whether the proposed zoning map amendment is consistent with an annexation or development agreement in effect;
3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;
4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; and
5. Any other factors which will substantially affect the public health, safety, morals, or general welfare.

**Criteria Response:**

1. The application is consistent with the Comprehensive Plan;
2. There is not a development agreement associated with this property;
3. The proposed zoning is appropriate for this tract of land;
4. There are no plans for additional schools or streets and the utilities are in place to support the development; and

5. No other factors substantially affect the property.

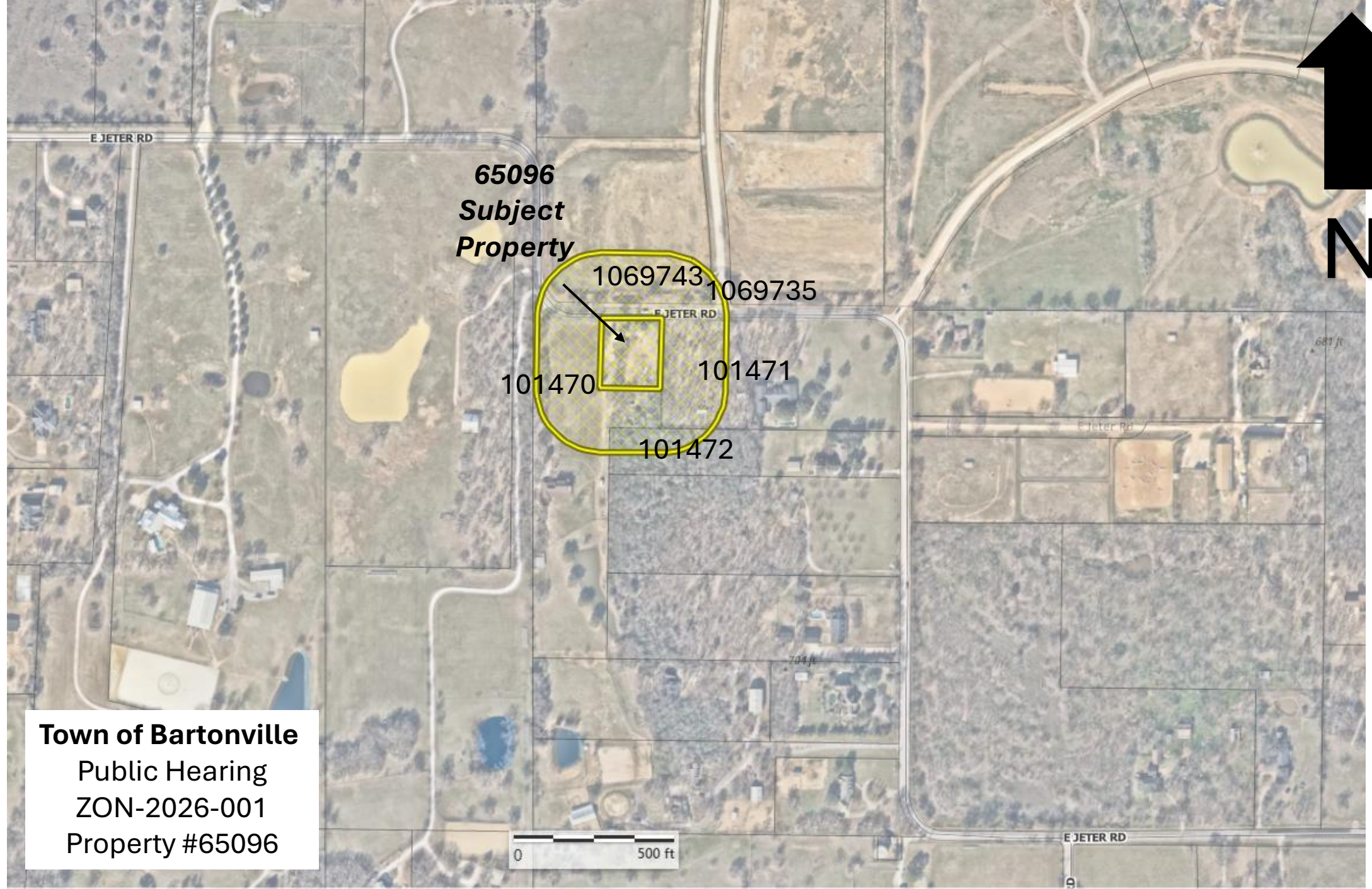
Should the rezoning be approved, the development standards for the RE-5 District, Bartonville Zoning Ordinance, Bartonville Subdivision Ordinance, and Bartonville Development Ordinance shall apply to the property.

**Public Notifications:** Notification as required by Texas Local Government Code and the Town's Zoning Ordinance have been provided as required.

**Planning and Zoning Commission Recommendation:** Approval by a vote of 5-0 rezoning approximately 7 acres from the AG District to the RE-5 District with no conditions.

**Exhibits:**

1. Notification Maps (2),
2. Letter mailed to property owners
3. List of notified property owners
4. DRAFT Ordinance



**65096**  
**Subject**  
**Property**

1069743 1069735

101470 101471

101472

**Town of Bartonville**  
Public Hearing  
ZON-2026-001  
Property #65096





Item 12.

N

1069743

Property ID: 101470

E JETER RD

E Jeter Rd

E Jeter Rd

E JETER RD

65096

101471

**101470**  
**Subject**  
**Property**

172830

101472

749064

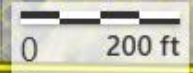
172831

749065

128093

704 ft

697 ft



**Town of Bartonville**  
Public Hearing  
ZON-2026-001  
Property #101470



**Planning and Zoning Commission Meeting Date: April 1, 2026**  
**Town Council Meeting Date: April 21, 2026**  
**Town Hall – 1941 E. Jeter Road, Bartonville, TX 76226**  
**Time: 6:30 PM**

**PUBLIC HEARING NOTICE**

Dear Property Owner:

You are receiving this notice because you own property within 200 feet of, or within, the boundaries of the subject property that is affected by the proposed change, which is described below and shown on a location map on the reverse side.

Notice is hereby given that the Town of Bartonville will hold the following public hearing:

**On Wednesday, April 1, 2026, at 6:30 PM, the Town of Bartonville Planning and Zoning Commission and on Tuesday, April 21, 2026 at 6:30 PM, the Town of Bartonville Town Council will hold public hearings to consider a zoning change request for the item listed below:**

Consider a request to rezone two tracts of land containing approximately 7-acres from Agricultural District (AG) to Residential Estates 5 (RE-5), legally described as Tract 1 and Tract 4 of the Virginia Morrison Subdivision, out of the A.M. Feltus Survey, Abstract No. 1594, Town of Bartonville, Denton County, Texas, and addressed as 590 and 630 E Jeter Road, Bartonville, Texas 76226. The properties are generally located south and west of East Jeter Road and east of Gibbons Road. Denton County property ID 101470 and 65096. (Case # **ZON-2026-001, 590 & 630 E. Jeter Road**)

As a property owner within two hundred 200 feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing. You are not required to be present, but all interested parties wanting to be heard should participate through the time and method stated above.

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form, or by letter. You may support or oppose this request; your opposition will be considered a protest. Written comments are to be sent to the **Town of Bartonville at 1941 E Jeter Road, Bartonville, Texas 76226**. This form, or comment, may also be sent by email to Shannon Montgomery, at [smontgomery@townofbartonville.com](mailto:smontgomery@townofbartonville.com). Additionally, if you have any questions regarding the proposed item, you may call 817-693-5280 for assistance.

---

I am writing in **(Check as applicable) Support:** \_\_\_\_\_ **Opposition:** \_\_\_\_\_ of the proposal.

---



---



---

Name/Address/Town: **(Print) (Required)**

---



---



---



---

Kevin R & Melissa S Oldham  
744 E JETER RD  
Bartonville, TX 76226-9588

Lester Baumgarner  
890 E JETER RD  
Bartonville, TX 76226-9589

Kinzer, David  
1042 E JETER RD  
Bartonville, TX 76226-9591

Item 12.

Richard M & Jaye W Griswold, Trs  
Griswold Family Liv Trust  
3400 NORTH DR  
Flower Mound, TX 75022-6039

Mark F Mcmillan  
PO BOX 490  
Argyle, TX 76226-0490

David Malay & Gabrielle Malay  
805 SHADY BEND CT  
Lewisville, TX 75077-6444

John C & Carrie M Shillingburg  
Revocable Trust  
960 E JETER RD  
Bartonville, TX 76226-9590

Knights Landing-Bartonville Inc  
2904 Corporate Cir Ste 121  
Flower Mound, TX 75028-2293

Knight Family Holdings Inc  
3451 Serendipity Hills Trl  
Corinth, TX 76210-3605

**TOWN OF BARTONVILLE, TEXAS  
ORDINANCE NO. 801-26**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS AMENDING EXHIBIT 14A, "ZONING ORDINANCE," IN CHAPTER 14, "ZONING", THE "ZONING ORDINANCE OF THE TOWN OF BARTONVILLE", AS AMENDED, TO REZONE APPROXIMATELY SEVEN ACRES OF LAND, CONSISTING OF TRACT 4 OF THE A.M. FELTUS SURVEY, ABSTRACT NO. 1594 (DCAD ID 65096) AND TRACT 1 OF THE VIRGINIA MORRISON ADDITION (DCAD ID 101470), TOWN OF BARTONVILLE, DENTON COUNTY TEXAS, ADDRESSED RESPECTIVELY AS 630 AND 590 EAST JETER ROAD, AS MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A" ATTACHED HERETO, FROM A ZONING DESIGNATION OF AGRICULTURAL DISTRICT (AG) TO A ZONING DESIGNATION OF RESIDENTIAL ESTATES 5 (RE-5), AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Bartonville, Texas, is a Type A General Law Municipality located in Denton County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the Town of Bartonville, Texas, is a general law municipality empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the Town; and

**WHEREAS**, pursuant to Chapter 211 of the Local Government Code, the Town has the authority to adopt a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and to amend said ordinance and map for the purpose of promoting the public health, safety, morals and general welfare; and

**WHEREAS**, the owner of two tracts of land, totaling approximately seven (7) acres, addressed as 590 East Jeter Road (DCAD ID 101470) and 630 East Jeter Road (DCAD ID 65096), in Bartonville, Texas, as more specifically described in **Exhibit "A"** hereto (the "Property"), has initiated an application on the hereinafter described Property to rezone same; and

**WHEREAS**, at its regular meeting held on the 1st day of April 2026, the Planning and Zoning Commission of the Town of Bartonville, after holding a public hearing, did consider and make a recommendation to the Town Council of the Town of Bartonville by a vote of 5-0 for approval of Case # ZON-2026-001 to rezone the Property, and

**WHEREAS**, at its regular meeting duly held by the Town Council of the Town of Bartonville on the 21st day of April 2026, approved Case # ZON-2026-001 by a vote of \_\_\_ - \_\_\_ after holding a public hearing to consider rezoning the Property from Agricultural District (AG) to Residential Estate-5 (RE-5) as described above and: (1) determined that all legal requirements of notice and hearings were met; (2) considered the recommendations of the Planning and Zoning Commission; (3) provided the public an opportunity to provide input; (4) considered public input; (5) considered the compatibility of the proposed rezoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the Town; and (6) determined that the proposed amendment to the Zoning Ordinance and Zoning Map of the Town set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan of the Town, would allow orderly development of the Property which would serve the best interest of the health safety, and general welfare of the public; and

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS:**

**SECTION 1.  
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes

**SECTION 2.  
AMENDMENT**

The Comprehensive Zoning Ordinance of the Town of Bartonville, Chapter 14, "Zoning" of the Code of Ordinances of the Town, as amended, is hereby amended granting Case # ZON-2026-001, to reflect a change to the zoning designation from Agricultural District (AG) to Residential Estates 5 (RE-5) on an approximate seven (7) acres of land situated in the A.M. Feltus Survey, Abstract Number 1594, Tract 4 (DCAD ID 65096) Town of Bartonville, Denton County Texas, all of Tract 1, Virginia Morrison Subdivision (DCAD ID 101470), an addition to the Town of Bartonville, Denton County, Texas and addressed respectively as 630 and 590 East Jeter Road, as more particularly described and depicted in **Exhibit "A"** attached hereto and incorporated herein for all purposes (the "Property").

**SECTION 3.  
OFFICIAL ZONING MAP AMENDED**

The Official Zoning Map of the Town is hereby amended to reflect the change in zoning designation for the Property described hereinabove, and the Town Secretary is hereby directed to amend the Official Zoning Map of the Town to reflect the change in the zoning classification of the Property from Agricultural District (AG) to Residential Estates-5 (RE-5) .

**SECTION 4.  
LAND USE REGULATIONS**

The regulations contained in the Town's Comprehensive Zoning Ordinance, as amended, shall control.

**SECTION 5  
CUMULATIVE REPEALER CLAUSE**

This Ordinance shall be cumulative of all other ordinances of the Town and shall not repeal any of the provisions of such ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect, and those that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such ordinance and for that purpose the ordinance shall remain in full force and effect.

**SECTION 6.  
SEVERABILITY**

It is hereby declared to be the intention of the Town Council of The Town of Bartonville that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

**SECTION 7.  
SAVINGS**

All rights and remedies of the Town of Bartonville are expressly saved as to any and all violations of the provisions of any Ordinances affecting zoning classifications or changes in zoning classifications, which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 8.  
ENGROSSMENT AND ENROLLMENT**

The Town Secretary of the Town of Bartonville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the Town Council of the Town of Bartonville and by filing this Ordinance in the Ordinance records of the Town.

**SECTION 9.  
PUBLICATION**

The Town Secretary of the Town of Bartonville is hereby directed to publish in the Official Newspaper of the Town of Bartonville the Caption, Penalty Clause, and the Effective Date of this Ordinance for two (2) days.

**SECTION 10.  
PENALTY**

Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the Town of Bartonville, Texas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day or part of a day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 11.  
EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and publication, as the law provides.

**DULY PASSED AND APPROVED** by the Town Council of the Town of Bartonville, Texas, on the 21st day of April, 2026.

**APPROVED:**

\_\_\_\_\_  
Jaclyn Carrington,  
Mayor

**ATTEST:**

\_\_\_\_\_  
Shannon Montgomery, TRMC  
Town Secretary

**Exhibit "A"**  
**Legal Description**

**Tract 1, Virginia Morrison Addition**  
**Town of Bartonville, Denton County, Texas**  
**5.85 acres – DCAD ID 101470 590 East Jeter Road**

All that certain lot, tract or parcel of land situated in Bartonville, Denton County, Texas, part of the A. M. FELTUS SURVEY, Abstract No. 1954, being a 6.00 acre tract out of the called 40 acre tract described in a deed from Weldon Brown and wife, Rosa Lee Brown, to Walter W. Morrison and wife, Virginia Morrison, dated June 14, 1944, and recorded in Volume 307, page 157, of the Deed Records of Denton County, Texas, and said 6.00 acres being more particularly described as follows:

BEGINNING at a ½" iron rod found for the original Northwest corner of said Morrison's celled 40 acre tract;

THENCE N 89° 38' 23" E, along the original North line of same 40 acre tract, and the center line of Jeter Road, 214.14 ft. to a point for corner;

THENCE S 00° 20' 49" W, passing an ½" iron rod for witness corner at 22.78 ft. , and continuing along fence line a total distance of 234.60 ft. to an ½" iron rod for corner;

THENCE S 89° 44' 54" E, along the fence line of same, 188.59 ft. to an ½" iron rod for corner in the West line of Charles V. Hawkins 5.642 acre tract;

THENCE S 00° 32' 20" W, along the fence line of same 125.76 ft. to an ½" iron rod for Hawkins' s Southwest corner;

THENCE N 89° 39' 17" W, a distance of 163.83 ft. to an ½" iron rod for corner;

THENCE S 00° 22' 05" E, parallel to the West line of Morrison's called 40 acre tract a distance of 691.01 ft. to an ½" iron rod for corner;

THENCE N 89° 39' 17" W, distance of 234.00 ft. to an ½" iron rod for corner in the West line of same called 40 acre tract;

THENCE N 00° 22' 05" W, along the West line of same, 1,048.46 ft. to the Place of Beginning, containing 6.00 acres of land as surveyed by Ruben Fletes Registered Public Surveyor for the State of Texas in December of 1982.

TOGETHER WITH, and there is also conveyed hereby, an easement for water purposes over and across Grantor's remaining property as follows:

Being a strip of land fifteen feet in width described as follows:

BEGINNING at a point at the Southwest corner of a 5.642 acre tract of land out of the A.M. Feltus Survey, Abstract 1594, currently owned by Charles V. Hawkins;

THENCE S 89° 39' 17" E, along Hawkinses South line, a distance of 739.32 feet to the West line of Jeter Road;

THENCE S 00° 27' 39" E, with the West line of Jeter Road, a distance of 15.00 feet to a point for corner;

THENCE N 89° 39' 17" W, a distance of 903.15 feet to a point for corner in the East line of the above described 6.00 acre tract;

THENCE N 00° 22' 05" W, with the East line of said 6.00 acre tract a distance of 15.00 feet to a point for corner;

THENCE S 89° 39' 17" E, a distance of 163.83 feet to the Place of Beginning.

DRAFT

**Exhibit "A"**  
**Legal Description**

**Tract 4, A.M. Feltus Survey, Abstract 1954**  
**Town of Bartonville, Denton County, Texas**  
**1 Acre – DCAD ID 65096 630 East Jeter Road**

All that certain lot, parcel of land lying and being situated in the County of Denton, State of Texas, and being a part of a 40 acre tract as conveyed by Deed dated June 14, 1944, from Weldon Brown and wife, Rosa Lee Brown, to Walter W. Morrison and wife, Virginia Morrison, as shown of record in Volume 307, page 157, of the Deed Records of Denton County, Texas; being out of the A.M. Feltus Survey, Abstract No. 1954, and being more particularly described as follows:

BEGINNING at a 60-penny nail in the centerline of an East and West public road whose width is 47 feet, and being North, 89° 27' 40" East, 214.7 feet from the Northwest corner of the above mentioned 40 acre tract;

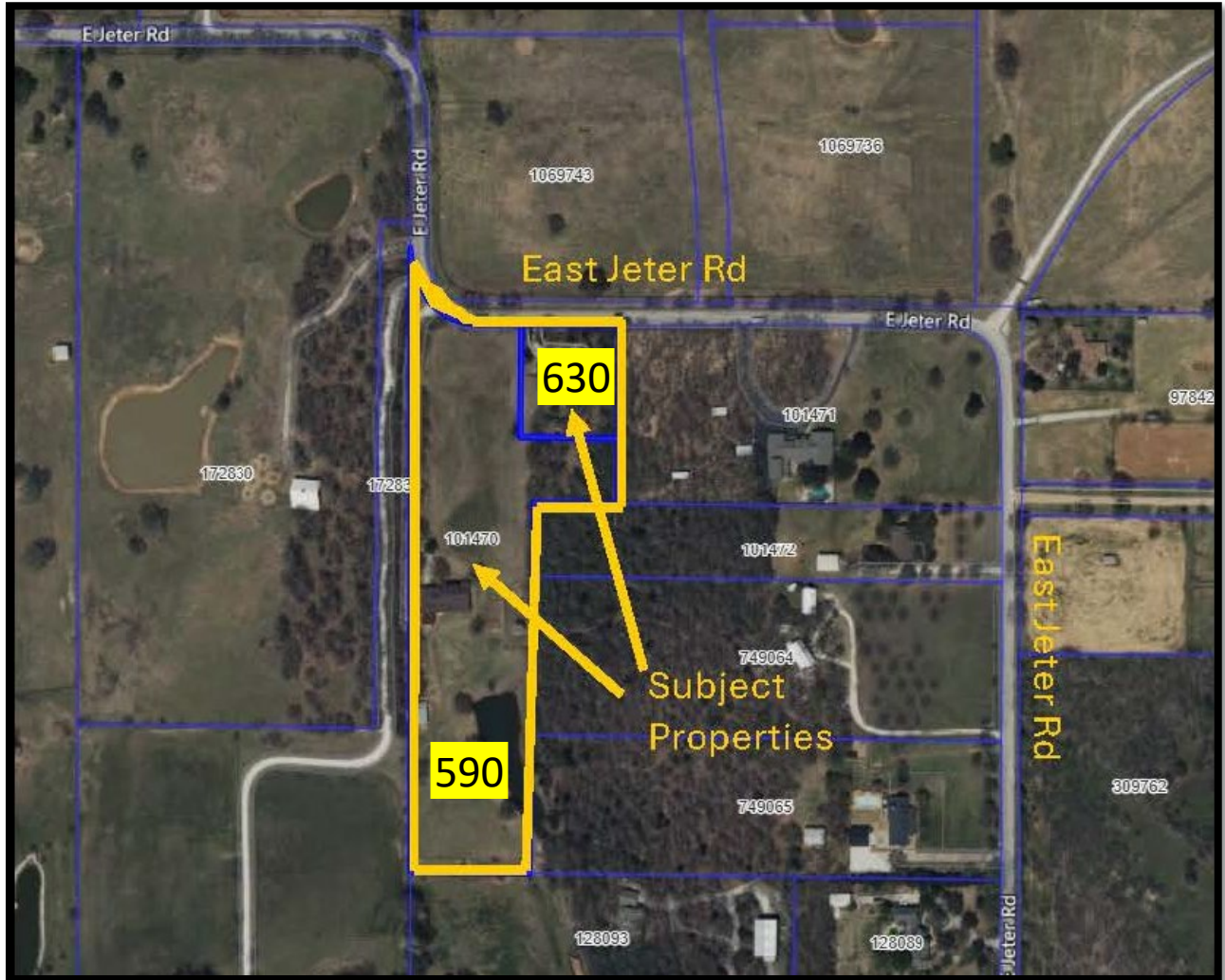
THENCE North 89° 27' 40" East along the centerline of the above mentioned public road and the North boundary line of said 40 acre tract, 189 .4 feet, to a 60 penny nail for the Northeast corner of tract herein described;

THENCE South and parallel with the West boundary line of the past mentioned 40 acre tract, and passing 23.5 feet a steel pin in the South boundary line of a public road; continuing on said course a total distance of 230.00 feet, to a steel pin for the Southeast corner of tract herein described;

THENCE South 89° 27' 40" West and parallel with the North boundary line of the past mentioned 40 acre tract, 189 .4 feet to a steel pin for the Southwest corner of tract herein described;

THENCE North and parallel with the West boundary line of the past mentioned 40 acre tract, 230.00 feet to Point of Beginning and containing one (1) acre of land.

**Exhibit "A"**  
**Location Map of Case # ZON-2026-001**





# TOWN COUNCIL COMMUNICATION

**DATE:** April 21, 2026

**FROM:** Marcy Ratcliff, Town Planning Consultant

**AGENDA ITEM:** Hold Public Hearing, discuss, and consider a request for a Conditional Use Permit (CUP) for an equestrian center on property zoned Agricultural District (AG) containing approximately 16.32-acre, legally described as Lot 2 (S PT), Tucker Addition, Town of Bartonville, Denton County, Texas and currently addressed as 987 Gibbons Road, Bartonville, Texas 76226. The property is generally located on the east side of Gibbons Road, at the northeast corner of Hidden Oaks Trail and south of Dove Creek Road. Denton County property ID 1085825. [Case # **ZON-2026-002**] (*The Planning and Zoning recommended APPROVAL by a vote of 5 to 0 at its April 1, 2026, meeting.*)

**Applicant:** Marty Bryan, Bryan Family Revocable Trust

**Existing Zoning:** Agricultural District (AG)

**Property Location:**



a

**Summary of Conditional Use Permit Request:** The applicant has applied for a Conditional Use Permit (CUP) for an equestrian center (a private roping arena) with an accessory barn on proposed Lot 2-R1 (southern portion of Lot 2 Tucker Addition - PID 1085825) and proposed to be addressed as 989 Gibbons Road (see Exhibit 1 & 2). The applicant is proposing a minor replat of Lot 2, Tucker Addition, containing 16.321-acres into two lots (see Exhibit 3). Additionally, the applicant is requesting variances to the zoning ordinance pertaining to the replat and the site plan for the Conditional Use Permit. The variance request Case # VAR-2026-002 went to the Board of Adjustment (BOA) on Wednesday, March 31, 2026. Below is a summary of the **APPROVED** variances. The staff memo (see Exhibit 4) to the BOA for the requested variances is provided for review.

Lot 2-R1 Requested Variances: (southern portion of Lot 2 proposed to be addressed 989 Gibbons Road)

1. Reduce the minimum 10-acre lot size to approximately 8-acres lot for an approximate 2-acre variance (Section 5.4.A)
2. Reduce the minimum 50-foot building or structure setback (private fenced roping arena) that is for the raising, feeding, housing or sale of livestock or poultry to 25-feet for a 25-foot variance (Section 5.4.G.1)
3. Reduce the minimum 50-foot accessory building setback to 25-feet for a 25-foot variance (Section 19.4.A.2)

Lot 2-R2 Requested Variance: (northern portion of Lot 2 addressed as 987 Gibbons Road)

1. Reduce the minimum 10-acre lot size to an approximate 9-acre lot for a 1-acre variance

A roping arena is not listed as a use in the Zoning Ordinance. The closest use is an equestrian center, which requires a conditional use permit and site plan approval by the Town Council. The attached site plan was also used as an exhibit for the variance request (see Exhibit 2). The equestrian center (private roping arena) and accessory barn is proposed to be located in the northwestern corner of proposed Lot 2-R1. The current AG setback along the northern property line is 50 feet. If the variance is approved the setback will be 25 feet. The location of the equestrian center (private roping arena) and accessory barn was intentionally made to preserve existing mature trees and to disturb the small creek area as little as possible. A retaining wall 1.5-feet to 4-feet tall is shown along the northern, western and partially on the southern eastern side of the equestrian center. The location of a future residence is also shown on the site plan.

Concerns with an equestrian center (private roping arena) in a residential area generally include whether the use is a commercial use vs. a residential use, dust control, noise, lighting, whether or not there is dedicated seating areas, whether paved off-street parking is provided, and the distance/separation from other residences. The site plan includes the following notes addressing the development of an equestrian center.

1. Dust control: The arena and drive surfaces will be managed with standard dust-control practices appropriate for equestrian use (e.g. regular watering and maintenance of riding surfaces)
2. Seating area: No grandstand type infrastructure is proposed. There may be incidental and accessory seating at times.
3. Building height: All structure heights shall be in accordance with Chapter 14A Zoning Ordinance, Subchapter 4.8 Residential Development Standards.
4. Signage: No signage is proposed.
5. Fire Protection: No fire lanes or fire hydrants are required.
6. Screening: No screening walls are required.
7. Lighting: All proposed lighting will be in accordance with Zoning Ordinance Chapter 28.3A Residential Light and Glare Standards.
8. Noise: All noise created by the equestrian center (private roping arena) shall be in accordance with Chapter 37.3A.

The site plan shows the extent of the tree coverage, the driveway entrance, the future residence, the distance the accessory barn is from any adjacent residences and the topography of the site.

**Criteria for Approval of a CUP:** The Bartonville Zoning Ordinance provides criteria for the Planning & Zoning Commission and Town Council to utilize in reviewing rezoning applications. A Site Plan application is required to accompany the CUP application.

- A. **Factors** - When considering applications for a conditional use permit, the Commission and the Council shall evaluate the impact of the proposed conditional use on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the use at the particular location, and shall consider the extent to which:
1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
  2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
  3. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhood and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
  4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
  5. The proposed use incorporates roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
  6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
  7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

**Public Notifications:** Notification as required by Texas Local Government Code and the Town's Zoning Ordinance have been provided as required.

**Planning & Zoning Commission Recommendation:** Approve with Conditions.

**Planning & Zoning Commission Recommended Conditions of Approval:**

1. Property owner shall be required to spread any collected manure equally over the open space areas of the Property.

**Exhibits:**

1. Letter of Intent
2. Site Plan
3. Proposed Replat Lot 2-R1 and 2-R2, Tucker Addition
4. Staff memo for variance Case # VAR-2026-002
5. Notification map
6. Letter mailed to property owners
7. Addresses of notified property owners
8. DRAFT Ordinance



4400 State Highway 121  
Suite 800  
Lewisville, TX 75056  
972. 436. 9712

March 20, 2026

**Kirk Riggs – Town Administrator**

1941 E Jeter Road

Bartonville, TX 76226

E: kriggs@townofbartonville.com

P: 817.693.5286

**RE: Letter of Intent**

Dear Mr. Riggs,

On behalf of the property owner/applicant, this letter is submitted to outline the proposed conditional use of the subject property and to summarize the requested variances. The intent of this letter is to assist Town staff and the reviewing bodies during public hearings by clearly describing the use, addressing common concerns, and documenting the physical hardships that prevent strict compliance with the Zoning Ordinance.

**I Proposed Conditional Use and Compatibility with Adjacent Properties**

The subject property is currently utilized for agricultural purposes. Proposed improvements include:

1. a private roping arena,
2. a primary building with associated barn,
3. an accessory building serving the roping arena, and
4. a single-family residence to be constructed in the future.

The layout of the improvements has been intentionally designed to be compatible with adjacent properties and to limit impacts. In particular, the overall site plan approach is intended to keep horse pens situated landward of the existing creek channel to minimize disturbance to the creek and to preserve existing mature trees along the channel. Existing tree canopy limits are shown on the exhibit and grading sheet.

**I Addressing Concerns Commonly Raised for Equestrian Centers**

We understand the Town may receive questions regarding whether the roping arena/equestrian center could function as a commercial venture rather than an accessory residential/agricultural use. The proposed use is intended to remain private in nature and is not designed as a public event venue. The site design and operational approach are aimed at ensuring the use will not be a detriment to adjacent properties, including consideration of dust, noise, lighting, seating, and parking.

1. Commercial vs. Residential/Private Use
  - a. The roping arena is proposed as a private facility associated with agricultural/residential use of the property, not a public commercial enterprise.
  - b. The site is not designed for high volume public attendance (no event-venue infrastructure is proposed), and the use will remain consistent with an agricultural/residential context.

2. Dust Control
  - a. The arena and drive surfaces will be managed with standard dust-control practices appropriate for equestrian use (e.g., regular watering and maintenance of riding surfaces), and disturbed areas will be stabilized as improvements are constructed.
  - b. The grading approach and limits of disturbance are shown on the plan exhibit, supporting a controlled construction footprint.
3. Noise
  - a. Typical roping arena activity is intermittent and localized. The proposed layout provides separation between activity areas and adjoining properties, and the use is intended to remain private rather than event-based.
  - b. No amplified sound systems are proposed as part of the improvement request.
4. Lighting
  - a. Any arena or site lighting will be designed to minimize spillover (downcast/shielded fixtures where applicable) and focused on on-site safety and limited operations, rather than high-intensity commercial lighting.
5. Seating Areas
  - a. Any seating associated with the arena would be incidental and accessory in nature. No grandstand-type infrastructure is proposed as part of the requested improvements.
6. Off Street Parking
  - a. Parking demand is expected to be limited due to the private nature of the use. Off-street parking will be accommodated on-site to avoid impacts to public roadways and adjacent properties.
7. Distance / Separation as a Key Mitigation Factor
  - a. The site design uses distance and placement to reduce potential impacts (noise, lighting, and activity visibility) on adjacent properties. The requested barn placement (addressed below) is specifically tied to protecting the creek corridor and tree canopy while maintaining appropriate internal site function.

#### I Requested Variances

The applicant respectfully requests approval of the following variances from the Town of Bartonville Zoning Ordinance in order to allow reasonable use of the property while minimizing environmental impacts and preserving existing site features:

1. Minimum Lot Size Variance
  - a. Zoning Ordinance Reference: Chapter 5, Agricultural District (AG), Article 5.4.A
  - b. Ordinance Requirement: Minimum lot size of 10 acres
  - c. Variance Requested: Approval of a minimum 8-acre lot
  - d. Amount of Variance: 2 acres
2. Livestock Building Setback Variance
  - a. Zoning Ordinance Reference: Chapter 5, Agricultural District (AG), Article 5.4.G.1

- b. Ordinance Requirement: Buildings or structures for raising, feeding, housing, or sale of livestock or poultry shall be located no closer than 50 feet from the property line
  - c. Variance Requested: Approval of a 25-foot setback from the northern property line
  - d. Amount of Variance: 25 feet
3. Accessory Building Setback Variance
- a. Zoning Ordinance Reference: Chapter 19, Accessory Buildings, Article 19.4.A.2
  - b. Ordinance Requirement: Minimum 50-foot setback for accessory buildings in the Agricultural (AG) District
  - c. Variance Requested: Approval of a 25-foot setback from the northern property line
  - d. Amount of Variance: 25 feet

Each variance request is based on physical conditions unique to the property, including existing lot configuration, topography, drainage patterns, the presence of a creek corridor, and established mature trees. These conditions prevent strict compliance with the Zoning Ordinance without creating greater environmental disturbance or limiting reasonable use of the property.

#### **I Physical Hardships / Reasons Strict Compliance Is Not Feasible**

The Board of Adjustment is required to find a physical hardship for each variance request. The basis for the requested variances is grounded in physical and legal constraints of the property, not monetary hardship.

1. Existing Lot Configuration and Legal Constraints
  - a. The subject property exists as an 8-acre tract (portion of Lot 2, Tucker Addition).
  - b. The tract was created through a metes-and-bounds description recorded through Denton County rather than through a Town of Bartonville platting process. Denton County's lot size standards differ from the Town's standards.
  - c. There is no adjacent property available to purchase or combine to create a conforming 10-acre lot, leaving the applicant with a legally established tract that cannot be practically enlarged.
2. Natural Features and Site Constraints (Creek Corridor and Mature Trees)
  - a. The site layout is intentionally designed to place horse pens landward of the creek channel, reducing the risk of creek disturbance and protecting mature trees along the corridor.
  - b. Shifting improvements to meet more restrictive setbacks would push activity areas closer to sensitive features or require additional disturbance, undermining the goal of preservation.
3. Topography / Drainage / Constructability
  - a. Grading and drainage constraints and the planned limits of disturbance influence where improvements can be placed. The submitted exhibit includes tree canopy limits, limits of disturbance, and grading information supporting these constraints.

The proposed conditional use is designed to be compatible with surrounding properties and not detrimental to adjacent landowners. The requested variances are tied directly to physical constraints and existing legal conditions of the tract, including the creek corridor and mature trees, existing lot configuration, and the lack of ability to assemble additional acreage.

Sincerely,  
**McAdams**



Cara King | Assistant Project Manager, Civil/Site Design  
[Cking@mcadamsco.com](mailto:Cking@mcadamsco.com) | 940. 391. 8999



# McADAMS

The John R. McAdams Company, Inc.  
4400 State Highway 121, Suite 800  
Lewisville, Texas 75056

phone 972. 436. 9712

fax 972. 436. 9715

TBPE: F-19762 TBPELS: F-10194440

TBAE: BR3185

www.mcadamsco.com

## CLIENT

BRYFAM PROPERTIES LLC  
913 HAT CREEK COURT  
BARTONVILLE, TX 76226  
EMAIL:

**FUTURE ADDRESS**  
**989 GIBBONS ROAD**  
**SOUTH PORTION OF LOT 2 IN THE**  
**TUCKER ADDITION (PID 1085825)**  
**CALLED 8.00 ACRES**  
BARTONVILLE, TEXAS  
CASE NUMBERS: VAR-2026-002 & ZON-2026002

THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF

PERMIT REVIEW

UNDER THE AUTHORITY OF  
MATTHEW G. ST. MARIE P.E.  
110326 ON 3.20.2026.  
IT IS NOT TO BE USED FOR  
CONSTRUCTION PURPOSES.

FINAL SIGNED AND SEALED  
PLANS SHALL BE ISSUED  
PRIOR TO THE RELEASE FOR  
CONSTRUCTION.

## REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

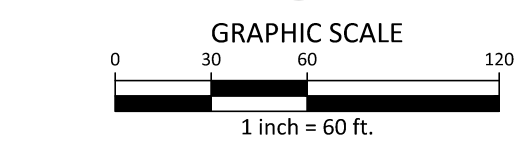
## PLAN INFORMATION

PROJECT NO. BFP25002  
FILENAME BFP25002-S1  
CHECKED BY MSM  
DRAWN BY NW  
SCALE 1" = 60'  
DATE 3.20.2026

## SHEET

OVERALL SITE PLAN

**PAGE**  
**1 OF 3**



**BENCHMARK NOTES**  
TBM #1 - 1/2" CRS "MCADAMS CONTROL"  
N:7082742.52 E:2379270.02 ELEV: 698.93'  
TBM #2 - MAG NAIL W/ SHINER SET "MCADAMS CONTROL"  
N:7082202.09 E:2379315.20 ELEV: 693.43'

## SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OPEN SPACE
- TREE CONSERVATION
- GUARDRAIL
- TREED AREA

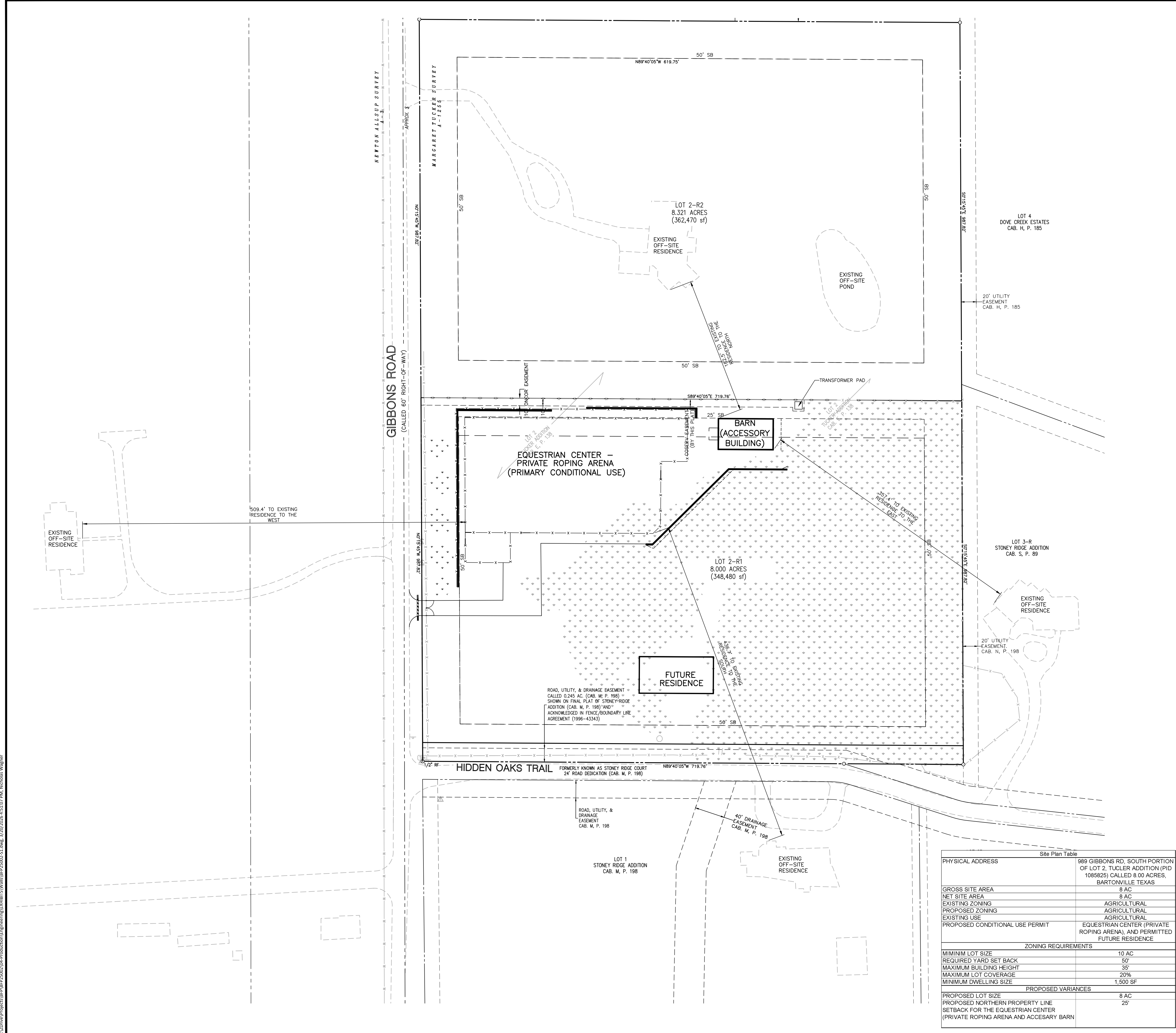
## SITE PLAN NOTES

- PROPOSED RETAINING WALL HEIGHTS WILL VARY FROM APPROXIMATELY 1.5 FEET TO 4.0 FEET. ALL RETAINING WALLS ARE PROPOSED TO BE CONSTRUCTED USING 2-FOOT BY 2-FOOT MODULAR CONCRETE BLOCK SYSTEMS.
- DUST CONTROL - THE ARENA AND DRIVE SURFACES WILL BE MANAGED WITH STANDARD DUST-CONTROL PRACTICES APPROPRIATE FOR EQUESTRIAN USE (E.G., REGULAR WATERING AND MAINTENANCE OF RIDING SURFACES), AND DISTURBED AREAS WILL BE STABILIZED AS IMPROVEMENTS ARE CONSTRUCTED. THE GRADING APPROACH AND LIMITS OF DISTURBANCE ARE SHOWN ON THE PLAN EXHIBIT, SUPPORTING A CONTROLLED CONSTRUCTION FOOTPRINT.
- SEATING AREA - ANY SEATING ASSOCIATED WITH THE ARENA WOULD BE INCIDENTAL AND ACCESSORY IN NATURE. NO GRANDSTAND-TYPE INFRASTRUCTURE IS PROPOSED AS PART OF THE REQUESTED IMPROVEMENTS.
- ALL STRUCTURE HEIGHTS SHALL BE IN ACCORDANCE WITH CHAPTER 14A, ZONING ORDINANCE, SUBCHAPTER 4.8 RESIDENTIAL DEVELOPMENT STANDARDS.
- NO SIGNAGE IS PROPOSED.
- ALL WASTEWATER IS THROUGH AN APPROVED AEROBIC SYSTEM.
- NO FIRE LANES OR FIRE HYDRANTS ARE REQUIRED.
- NO SCREENING WALLS REQUIRED.
- THERE ARE 5 EXISTING APPLE PECAN STREET TREES LOCATED ON GIBBONS ROAD. NO HEIGHTS - THE REMAINING SITE WILL BE EXISTING GRASSLAND, AND TREES WITH THE EXCEPTION OF THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA).
- ALL PROPOSED LIGHTING AND GLARE SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE CHAPTER 28.3A. RESIDENTIAL LIGHT AND GLARE STANDARDS
  - a. DIRECT LIGHTING OVER TEN FEET (10') IN HEIGHT IS SHIELDED FROM ADJACENT PROPERTY.
  - b. NO LIGHT SOURCE SHALL EXCEED TWENTY FEET (20') IN HEIGHT.
  - c. LIGHTING SHALL NOT DIRECTLY SHINE ON ADJACENT DWELLINGS.
- ALL NOISE CREATED BY THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA) SHALL BE IN ACCORDANCE WITH CHAPTER 27.3.A.

## ZONING ORDINANCE VARIANCES

- MINIMUM LOT SIZE VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 5, AGRICULTURAL DISTRICT (AG) ARTICLE 5.4.A. ORDINANCE REQUIREMENT: MINIMUM LOT SIZE OF 10 ACRES. VARIANCE REQUESTED: APPROVAL OF A MINIMUM 8-ACRE LOT. AMOUNT OF VARIANCE: 2ACRES
- LIVESTOCK BUILDING SETBACK VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 5, AGRICULTURAL DISTRICT (AG), ARTICLE 5.4.G.1. ORDINANCE REQUIREMENTS: BUILDINGS OR STRUCTURES FOR RAISING, FEEDING, HOUSING, OR SALE OF LIVESTOCK OR POULTRY SHALL BE LOCATED NO CLOSER THAN 50 FEET FROM THE PROPERTY LINE. VARIANCE REQUESTED: APPROVAL OF A 25 FOOT SETBACK FROM THE NORTHERN PROPERTY LINE. AMOUNT OF VARIANCE: 25 FEET.
- ACCESSORY BUILDING SETBACK VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 19, ACCESSORY BUILDINGS, ARTICLE 19.A.2. ORDINANCE REQUIREMENT: MINIMUM 50 FOOT SETBACK FOR ACCESSORY BUILDINGS IN THE AGRICULTURAL (AG) DISTRICT. VARIANCE REQUESTED: APPROVAL OF A 25 FOOT SETBACK FROM THE NORTHERN PROPERTY LINE. AMOUNT OF VARIANCE: 25 FEET.

Site Plan Table	
PHYSICAL ADDRESS	989 GIBBONS RD, SOUTH PORTION OF LOT 2, TUCKER ADDITION (PID 1085825) CALLED 8.00 ACRES, BARTONVILLE TEXAS
GROSS SITE AREA	8 AC
NET SITE AREA	8 AC
EXISTING ZONING	AGRICULTURAL
PROPOSED ZONING	AGRICULTURAL
EXISTING USE	AGRICULTURAL
PROPOSED CONDITIONAL USE PERMIT	EQUESTRIAN CENTER (PRIVATE ROPING ARENA), AND PERMITTED FUTURE RESIDENCE
ZONING REQUIREMENTS	
MINIMUM LOT SIZE	10 AC
REQUIRED YARD SET BACK	50'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM LOT COVERAGE	20%
MINIMUM DWELLING SIZE	1,500 SF
PROPOSED VARIANCES	
PROPOSED LOT SIZE	8 AC
PROPOSED NORTHERN PROPERTY LINE SETBACK FOR THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA AND ACCESSORY BARN)	25'



Z:\ZD\Drawings\BFP\BFP25002\04-Production\Engineering\EXHIBITS\Wall\BFP25002-S1.dwg, 3/20/2026, 4:51:07 PM, Nicholas Wagner



McADAMS

The John R. McAdams Company, Inc.  
4400 State Highway 121, Suite 800  
Lewisville, Texas 75056

phone 972. 436. 9712  
fax 972. 436. 9715

TBPE: F-19762 TBPELS: F-10194440  
TBAE: BR3185

www.mcadamsco.com

CLIENT

BRYFAM PROPERTIES LLC  
913 HAT CREEK COURT  
BARTONVILLE, TX 76226  
EMAIL:

**FUTURE ADDRESS**  
**989 GIBBONS ROAD**  
**SOUTH PORTION OF LOT 2 IN THE**  
**TUCKER ADDITION (PID 1085825)**  
**CALLED 8.00 ACRES**  
BARTONVILLE, TEXAS  
CASE NUMBERS: VAR-2026-002 & ZON-2026002

THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF

PERMIT REVIEW

UNDER THE AUTHORITY OF  
MATTHEW G. ST. MARIE P.E.  
110326 ON 3.20.2026.  
IT IS NOT TO BE USED FOR  
CONSTRUCTION PURPOSES.

FINAL SIGNED AND SEALED  
PLANS SHALL BE ISSUED  
PRIOR TO THE RELEASE FOR  
CONSTRUCTION.

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

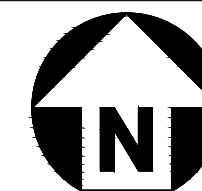
PLAN INFORMATION

PROJECT NO. BFP25002  
FILENAME BFP25002-S2  
CHECKED BY MSM  
DRAWN BY NW  
SCALE 1" = 30'  
DATE 3.20.2026

SHEET

SITE PLAN

PAGE  
2 OF 3



GRAPHIC SCALE  
1 inch = 30 ft.

BENCHMARK NOTES

TBM #1 - 1/2" CRS "MCADAMS CONTROL"  
N:7082742.52 E:2379270.02 ELEV: 698.93'  
TBM #2 - MAG NAIL W/ SHINER SET "MCADAMS CONTROL"  
N:7082202.09 E:2379315.20 ELEV: 693.43'

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OPEN SPACE
- TREE CONSERVATION
- GUARDRAIL
- TREED AREA

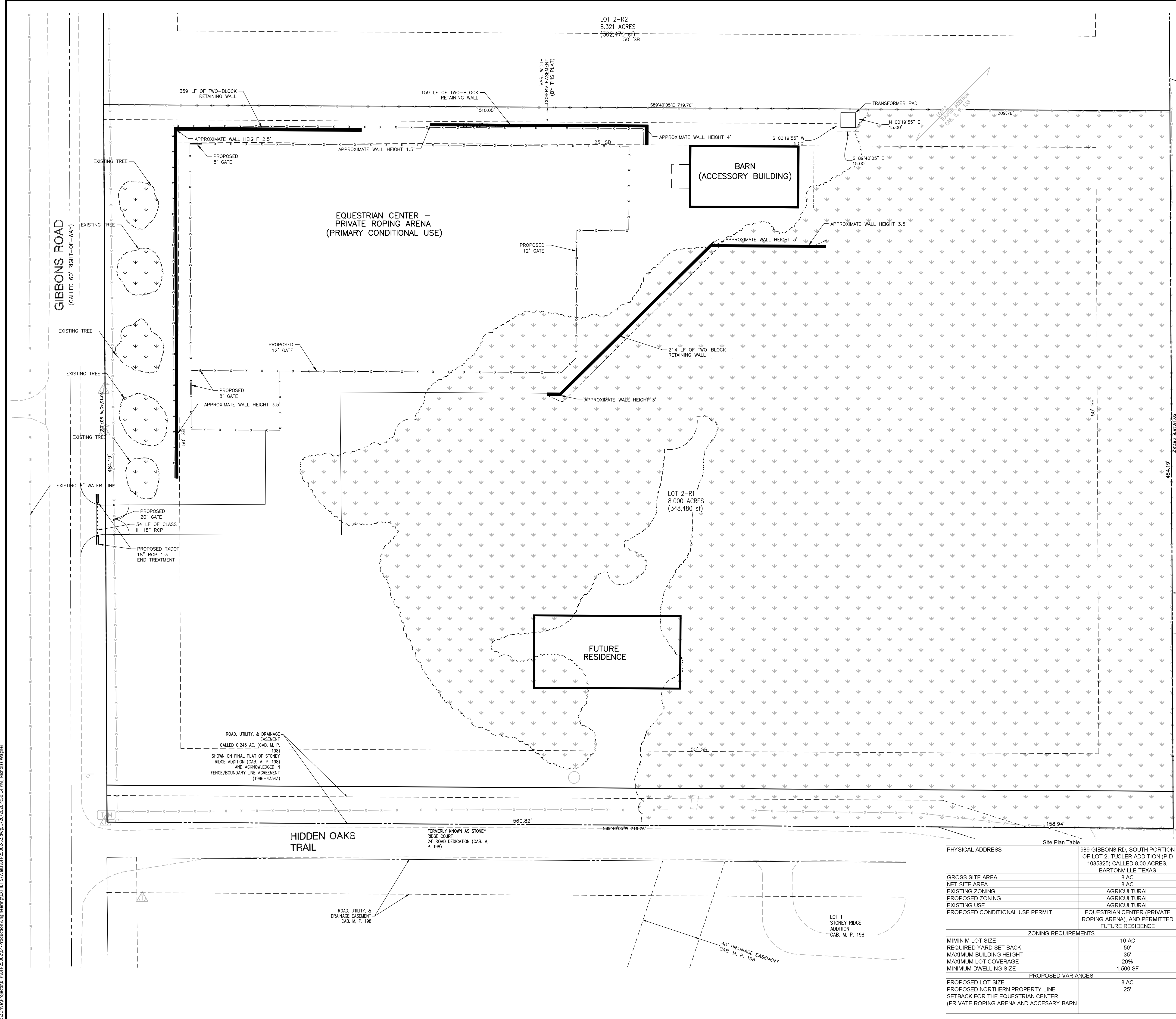
SITE PLAN NOTES

- PROPOSED RETAINING WALL HEIGHTS WILL VARY FROM APPROXIMATELY 1.5 FEET TO 4.0 FEET. ALL RETAINING WALLS ARE PROPOSED TO BE CONSTRUCTED USING 2-FOOT BY 2-FOOT MODULAR CONCRETE BLOCK SYSTEMS.
- DUST CONTROL - THE ARENA AND DRIVE SURFACES WILL BE MANAGED WITH STANDARD DUST-CONTROL PRACTICES APPROPRIATE FOR EQUESTRIAN USE (E.G., REGULAR WATERING AND MAINTENANCE OF RIDING SURFACES), AND DISTURBED AREAS WILL BE STABILIZED AS IMPROVEMENTS ARE CONSTRUCTED. THE GRADING APPROACH AND LIMITS OF DISTURBANCE ARE SHOWN ON THE PLAN EXHIBIT, SUPPORTING A CONTROLLED CONSTRUCTION FOOTPRINT.
- SEATING AREA - ANY SEATING ASSOCIATED WITH THE ARENA WOULD BE INCIDENTAL AND ACCESSORY IN NATURE. NO GRANDSTAND-TYPE INFRASTRUCTURE IS PROPOSED AS PART OF THE REQUESTED IMPROVEMENTS.
- ALL STRUCTURE HEIGHTS SHALL BE IN ACCORDANCE WITH CHAPTER 14A, ZONING ORDINANCE, SUBCHAPTER 4.8 RESIDENTIAL DEVELOPMENT STANDARDS.
- NO SIGNAGE IS PROPOSED.
- ALL WASTEWATER IS THROUGH AN APPROVED AEROBIC SYSTEM.
- NO FIRE LANES OR FIRE HYDRANTS ARE REQUIRED.
- NO SCREENING WALLS REQUIRED.
- THERE ARE 5 EXISTING APPLE PECAN STREET TREES LOCATED ON GIBBONS ROAD, NO HEIGHTS. THE REMAINING SITE WILL BE EXISTING GRASSLAND, AND TREES WITH THE EXCEPTION OF THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA).
- ALL PROPOSED LIGHTING AND GLARE SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE CHAPTER 28.3A. RESIDENTIAL LIGHT AND GLARE STANDARDS
  - a. DIRECT LIGHTING OVER TEN FEET (10') IN HEIGHT IS SHIELDED FROM ADJACENT PROPERTY.
  - b. NO LIGHT SOURCE SHALL EXCEED TWENTY FEET (20') IN HEIGHT.
  - c. LIGHTING SHALL NOT DIRECTLY SHINE ON ADJACENT DWELLINGS.
- ALL NOISE CREATED BY THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA) SHALL BE IN ACCORDANCE WITH CHAPTER 27.3A.

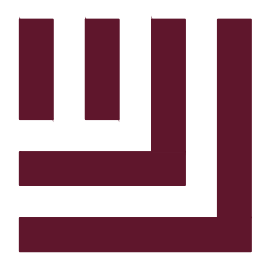
ZONING ORDINANCE VARIANCES

- MINIMUM LOT SIZE VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 5, AGRICULTURAL DISTRICT (AG), ARTICLE 5.4.A. ORDINANCE REQUIREMENT: MINIMUM LOT SIZE OF 10 ACRES. VARIANCE REQUESTED: APPROVAL OF A MINIMUM 8-ACRE LOT. AMOUNT OF VARIANCE: 2ACRES
- LIVESTOCK BUILDING SETBACK VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 5, AGRICULTURAL DISTRICT (AG), ARTICLE 5.4.G.1. ORDINANCE REQUIREMENTS: BUILDINGS OR STRUCTURES FOR RAISING, FEEDING, HOUSING, OR SALE OF LIVESTOCK OR POULTRY SHALL BE LOCATED NO CLOSER THAN 50 FEET FROM THE PROPERTY LINE. VARIANCE REQUESTED: APPROVAL OF A 25 FOOT SETBACK FROM THE NORTHERN PROPERTY LINE. AMOUNT OF VARIANCE: 25 FEET.
- ACCESSORY BUILDING SETBACK VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 19, ACCESSORY BUILDINGS, ARTICLE 19.A.2. ORDINANCE REQUIREMENT: MINIMUM 50 FOOT SETBACK FOR ACCESSORY BUILDINGS IN THE AGRICULTURAL (AG) DISTRICT. VARIANCE REQUESTED: APPROVAL OF A 25 FOOT SETBACK FROM THE NORTHERN PROPERTY LINE. AMOUNT OF VARIANCE: 25 FEET.

Site Plan Table	
PHYSICAL ADDRESS	989 GIBBONS RD, SOUTH PORTION OF LOT 2, TUCKER ADDITION (PID 1085825) CALLED 8.00 ACRES, BARTONVILLE TEXAS
GROSS SITE AREA	8 AC
NET SITE AREA	8 AC
EXISTING ZONING	AGRICULTURAL
PROPOSED ZONING	AGRICULTURAL
EXISTING USE	AGRICULTURAL
PROPOSED CONDITIONAL USE PERMIT	EQUESTRIAN CENTER (PRIVATE ROPING ARENA), AND PERMITTED FUTURE RESIDENCE
ZONING REQUIREMENTS	
MINIMUM LOT SIZE	10 AC
REQUIRED YARD SET BACK	50'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM LOT COVERAGE	20%
MINIMUM DWELLING SIZE	1,500 SF
PROPOSED VARIANCES	
PROPOSED LOT SIZE	8 AC
PROPOSED NORTHERN PROPERTY LINE SETBACK FOR THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA AND ACCESSORY BARN)	25'



Z:\Zdrwa\Projects\BFP\BFP25002\04-Production\Engineering\EXHIBITS\Wall\BFP25002\_S2.dwg, 3/20/2026 4:50:14 PM, Nicholas Wagner



McADAMS

The John R. McAdams Company, Inc.  
4400 State Highway 121, Suite 800  
Lewisville, Texas 75056

phone 972. 436. 9712  
fax 972. 436. 9715  
TBPE: F-19762 TBPELS: F-10194440  
TBAE: BR3185  
www.mcadamsco.com

CLIENT

BRYFAM PROPERTIES LLC  
913 HAT CREEK COURT  
BARTONVILLE, TX 76226  
EMAIL:

**FUTURE ADDRESS**  
**989 GIBBONS ROAD**  
**SOUTH PORTION OF LOT 2 IN THE**  
**TUCKER ADDITION (PID 1085825)**  
**CALLED 8.00 ACRES**  
BARTONVILLE, TEXAS  
CASE NUMBERS: VAR-2026-002 & ZON-2026002

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF

PERMIT REVIEW

UNDER THE AUTHORITY OF MATTHEW G. ST. MARIE P.E. 110326 ON 3.20.2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

FINAL SIGNED AND SEALED PLANS SHALL BE ISSUED PRIOR TO THE RELEASE FOR CONSTRUCTION.

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

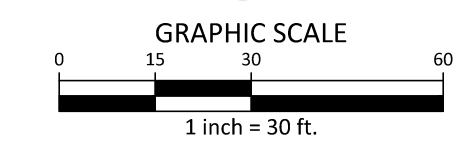
PLAN INFORMATION

PROJECT NO. BFP25002  
FILENAME BFP25002-G1  
CHECKED BY MSM  
DRAWN BY NW  
SCALE 1" = 30'  
DATE 3.20.2026

SHEET

GRADING & DRAINAGE PLAN

**PAGE**  
**3 OF 3**



BENCHMARK NOTES

TBM #1 - 1/2" CRS "MCADAMS CONTROL"  
N:7082742.52 E:2379270.02 ELEV: 698.93'  
TBM #2 - MAG NAIL W/ SHINER SET "MCADAMS CONTROL"  
N:7082202.09 E:2379315.20 ELEV: 693.43'

GRADING LEGEND

- EXISTING TREE CANOPY
- LIMITS OF DISTURBANCE
- DRAINAGE AREA BOUNDARY

DISTURBED AREA WITHIN CANOPY = 0.38 AC  
TOTAL DISTURBED AREA = 2.11 AC

LEGEND

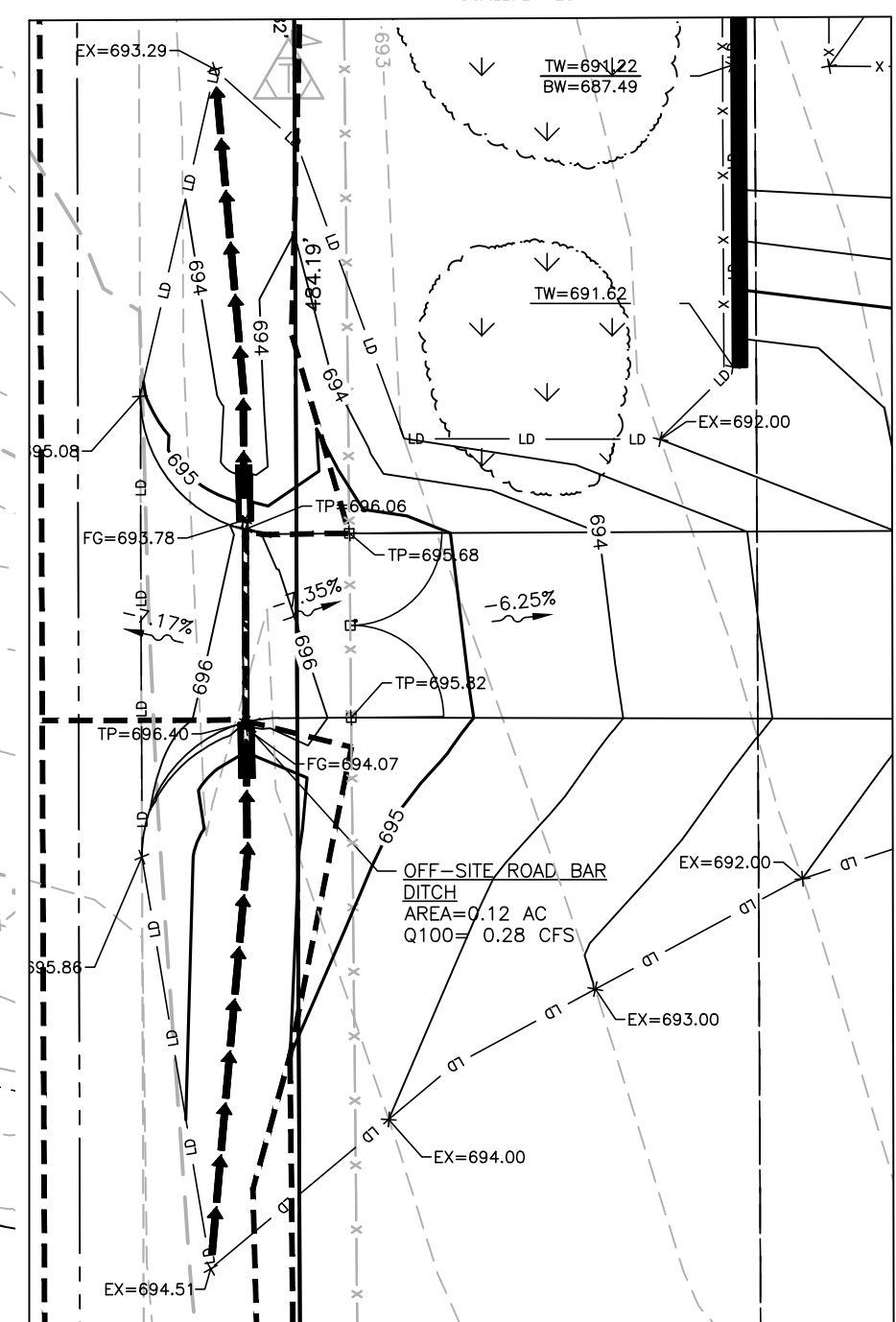
- ABBREVIATIONS:
- EX TC Existing Top of Curb
  - EX TP Existing Top of Pavement
  - TC Top of Curb
  - G Gutter
  - PG Proposed Grade
  - TP Grade at Top of Pavement
  - TA Grade at Top of Asphalt
  - TW Grade at Top of Wall
  - BW Grade at Bottom of Wall
  - RW Grade at Retaining Wall
  - TC Grade at Top of Grate
  - FG Finished Grade
  - FF Finished Floor
  - FP Finished Pad
  - FL Flowline
  - HP High Point

GENERAL NOTES

- MINIMUM SLOPE = 0.70%
- MAXIMUM SLOPE = 33.0%
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS, DEPTHS, AND ADJUST TO FINISHED GRADE.
- RETAINING WALLS OVER 4' IN HEIGHT, INCLUDING THE FOOTING, REQUIRES A SEPARATE PERMIT AND SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
- MAINTENANCE OF DRAINAGE SYSTEM TO BE THE RESPONSIBILITY OF THE OWNER.
- AS PART OF THE BASE BID THE CONTRACTOR SHALL PROVIDE/IMPORT ALL SELECT FILL AND TOPSOIL MATERIAL NECESSARY TO ACHIEVE FINAL GRADE PER PLAN.
- ALL AREAS WITHIN CONSTRUCTION LIMITS NOT COVERED WITH AN IMPERVIOUS MATERIAL SHALL BE COVERED WITH TOPSOIL.
- BASE BID SHALL INCLUDE HAUL OFF OF EXCESS MATERIAL IF NECESSARY.
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NO LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5.0% SLOPE) FOR A MINIMUM DISTANCE OF 10' MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
- IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' DISTANCE, A 5.0% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED WITH A MINIMUM 2.0% SLOPE LOCATED WITHIN 10' OF THE BUILDING FOUNDATION.
- IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPE A MINIMUM 2.0% AWAY FROM THE BUILDING.
- THESE PLANS ARE SUBJECT TO REVIEW AND APPROVAL BY JURISDICTIONAL ENTITIES.
- FINAL POOL DRAINAGE DESIGN BY POOL CONTRACTOR.
- HOMEOWNER SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE AND CLEANING OF PRIVATE DRAINAGE SYSTEM.

PROPERTY ENTRANCE DETAILED GRADING

SCALE: 1" = 20'



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
FG Compare	1.000	1.000	91613.00 Sq. Ft.	1258.67 Cu. Yd.	5491.85 Cu. Yd.	4233.18 Cu. Yd.<Fill>
Totals			91613.00 Sq. Ft.	1258.67 Cu. Yd.	5491.85 Cu. Yd.	4233.18 Cu. Yd.<Fill>
8" Subbase			40460.78 Sq. Ft.	998.91 Cu. Yd.		
4" Sand			40460.78 Sq. Ft.	499.45 Cu. Yd.		
Net Cut/Fill						2734.82 Cu. Yd.<Fill>

LOT 2-R2  
8.321 ACRES  
(362,470 sq ft)

LOT 2-R1  
8.000 ACRES  
(348,480 sq ft)

LOT 1  
STONEY RIDGE  
ADDITION  
CAB. M. P. 198

HIDDEN OAKS TRAIL

FORMERLY KNOWN AS STONEY RIDGE COURT  
24' ROAD DEDICATION (CAB. M. P. 198)

ROAD, UTILITY, & DRAINAGE EASEMENT  
CALLED 0.245 AC. (CAB. M. P. 198)  
SHOWN ON FINAL PLAT OF STONEY RIDGE ADDITION (CAB. M. P. 198) AND ACKNOWLEDGED IN FENCE/BOUNDARY LINE AGREEMENT (1996-43343)

ROAD, UTILITY, & DRAINAGE EASEMENT  
CAB. M. P. 198

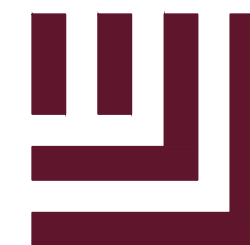
40' DRAINAGE EASEMENT  
CAB. M. P. 198

GIBBONS ROAD  
(CALLED 60' RIGHT-OF-WAY)

EQUESTRIAN CENTER - PRIVATE ROPING ARENA (PRIMARY CONDITIONAL USE)

BARN (ACCESSORY BUILDING)

FUTURE RESIDENCE



McAdams

The John R. McAdams Company, Inc. 4400 State Highway 121, Suite 800 Lewisville, Texas 75056

phone 972. 436. 9712 fax 972. 436. 9715 TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

OWNER

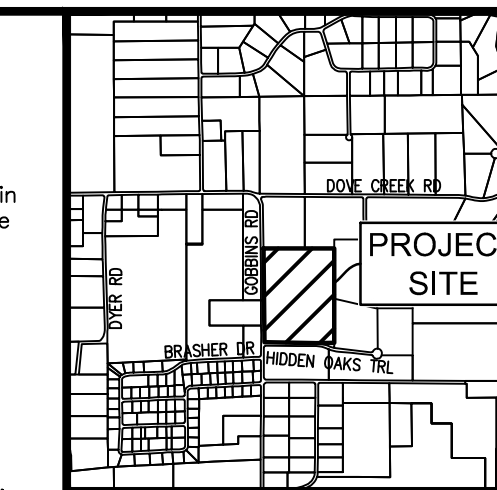
YERXA FAMILY LIVING TRUST 987 S GIBBONS RD BARTONVILLE, TX 76226 CONTACT: RICHARD & BARBARA YERXA

OWNER/DEVELOPER

BRYFAM PROPERTIES, LLC 913 HAT CREEK COURT BARTONVILLE, TX 76226 PHONE: 972.849.5177 CONTACT: MARTY BRYAN

SURVEYOR

W. THAD MURLEY III 4400 STATE HIGHWAY 121, SUITE 800 LEWISVILLE, TX 75056 EMAIL: tmurley@mcadamsco.com



VICINITY MAP 1"=2000'



GRAPHIC SCALE 1 inch = 60 ft.

LEGEND

- P.O.B. = POINT OF BEGINNING
RF = REBAR FOUND
CRS = CAPPED REBAR SET
CRF = CAPPED REBAR FOUND

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, RICHARD & BARBARA JEANNE YERXA, TRUSTEES OF THE YERXA FAMILY LIVING TRUST, and BRYAN FAMILY REVOCABLE TRUST, are the owners of all that certain lot, tract or parcel of land situated in the Margaret Tucker Survey, Abstract Number 1255, Denton County, Texas, being all of Lot 2, Tucker Addition, an addition to the Town of Bartonville, Denton County, Texas, according to the plat thereof recorded in Cabinet E, Page 138, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the southwest corner of said Lot 2, being the intersection of the north line of Hidden Oaks Trail, a called 24' Road Dedication, according to the Final Plat of Stoney Ridge Addition, an addition to the Town of Bartonville, Denton County, Texas, recorded in Cabinet M, Page 198, Plat Records, Denton County, Texas, and the east line of Gibbons Road, a called 60' right-of-way;
THENCE N 00°15'45" W, with the east line of Gibbons Road and the west line of said Lot 2, as distance of 987.82 feet to a 3/8" rebar found at the northwest corner thereof, same being the southwest corner of Lot 6, Dove Creek Estates, an addition to the Town of Bartonville, Denton County, Texas, recorded in Cabinet H, Page 185, Plat Records, Denton County, Texas;
THENCE S 89°40'05" E, with the north line of said Lot 2, and the south line of said Lot 6, passing the southeast corner thereof, same being the southwest corner of Lot 5, of said Dove Creek Estates plat, continuing with said south line, a total distance of 719.76 feet to a 1/2" capped rebar set, stamped MCADAMS\* at the southeast corner thereof, same being the northeast corner of said Lot 2, and being in the west line of Lot 4, of said Dove Creek Estates;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RICHARD & BARBARA JEANNE YERXA, TRUSTEES OF THE YERXA FAMILY LIVING TRUST, and BRYAN FAMILY REVOCABLE TRUST, the owners, do hereby adopt this plat designating the herein above described property as TUCKER ADDITION, an addition to the Town of Bartonville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Bartonville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Bartonville's use thereof. The Town of Bartonville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Bartonville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas

WITNESS, my hand, this the \_\_\_ day of \_\_\_, 2026.

BY: YERXA FAMILY LIVING TRUST
OWNER: LOT 2-R2

RICHARD YERXA TRUSTEE
BARBARA JEANNE YERXA TRUSTEE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared RICHARD YERXA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_, 2026.

Notary Public
State of Texas

My commission expires the \_\_\_ day of \_\_\_, \_\_\_

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared BARBARA JEANNE YERXA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_, 2026.

Notary Public
State of Texas

My commission expires the \_\_\_ day of \_\_\_, \_\_\_

BRYAN FAMILY REVOCABLE TRUST
OWNER: LOT 2-R1

MARTY BRYAN TRUSTEE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared MARTY BRYAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_, 2026.

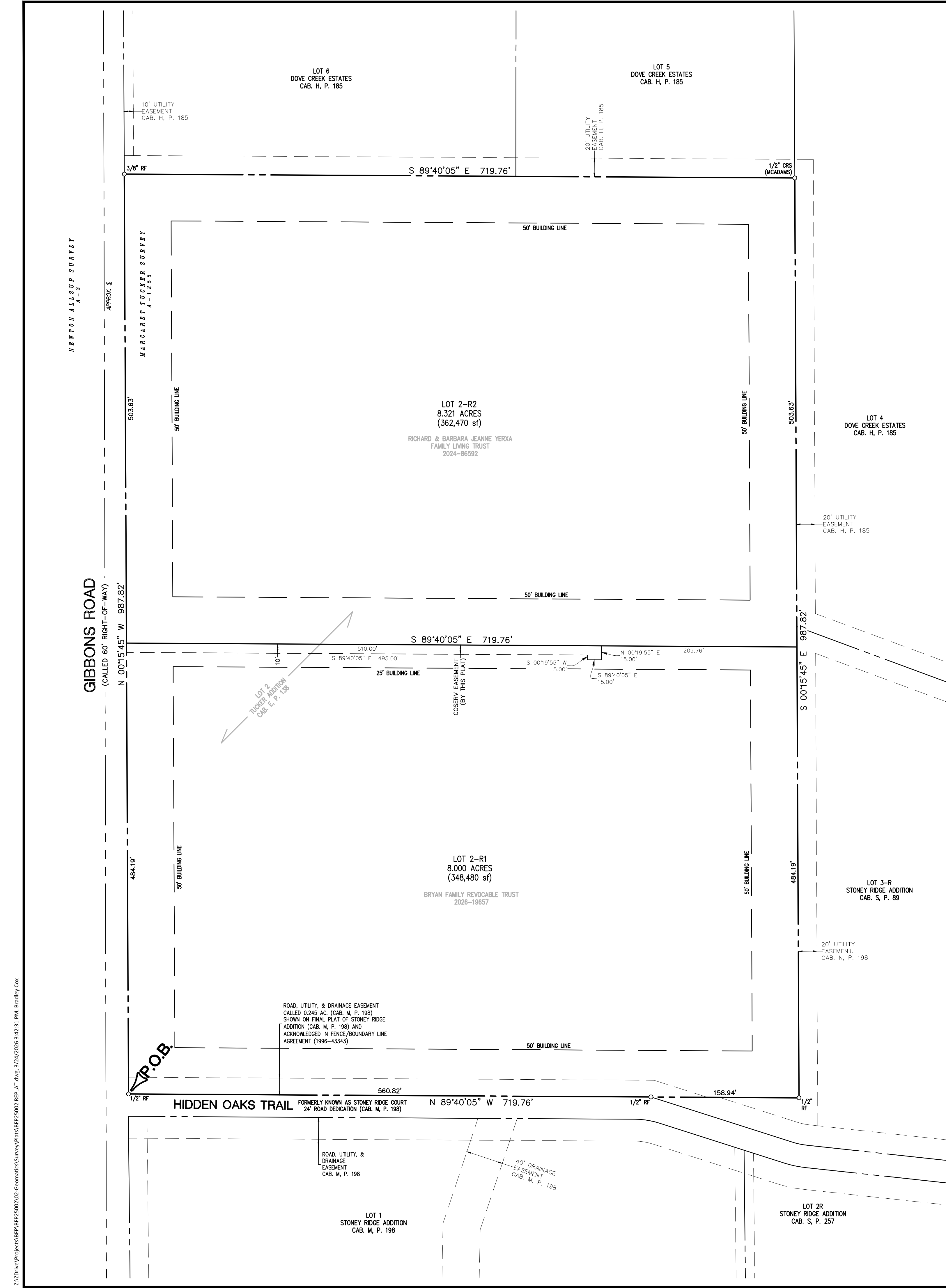
Notary Public
State of Texas

My commission expires the \_\_\_ day of \_\_\_, \_\_\_

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. W. THAD MURLEY III, RPLS 6802 3/24/26 W. Thad Murley III, RPLS Texas Registration No. 5802



2:\22\Draw\Projects\BFP\BFP25002\02-Geo\matco\Survey\BFP25002-REPLAT.dwg, 3/24/2026, 3:42:13 PM, Bredlin, Cox

FINAL PLAT OF THE TUCKER ADDITION LOTS 2-R1 & 2-R2

BEING A REPLAT OF LOT 2R, TUCKER ADDITION, AN ADDITION TO THE TOWN OF BARTONVILLE, TEXAS, RECORDED IN CAB. E, P. 138, PLAT RECORDS, DENTON COUNTY, TEXAS, 16.321 ACRES MARGARET TUCKER SURVEY, ABSTRACT NO. 1255 TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS

PROJECT INFORMATION

Table with 2 columns: Field Name (PROJECT NO., FILENAME, CHECKED BY, DRAWN BY, SCALE, DATE) and Value (BFP25002, REPLAT, TM, BC, 1"=60', 2.10.2026)



# BOARD OF ADJUSTMENT COMMUNICATION

**DATE:** March 31, 2026

**FROM:** Marcy Ratcliff, Town Planning Consultant

**AGENDA ITEM:** Conduct a public hearing to consider variances to Chapter 5, Agricultural District (AG), Article 5.4.A Minimum Lot Size, Article 5.4.G.1 Any Buildings or Structures for Raising, Feeding, Housing or Sale of Livestock or Poultry Shall be Located Not Closer than 50' from the Property Line, Chapter 19, Accessory Buildings, Article 19.4.A.2 Accessory Building Setback on a portion of an approximately 16.32-acre property legally described as Lot 2 (S PT), Tucker Addition, Town of Bartonville, Denton County, Texas and currently addressed as 987 Gibbons Road, Bartonville, Texas 76226. The southern portion of Lot 2 (proposed to be addressed as 989 Gibbons Road) is generally located on the east side of Gibbons Road, at the northeast corner of Hidden Oaks Trail and south of Dove Creek Road. Denton County property ID 1085825. [Case # **VAR-2026-002**, 987 & 989 Gibbons Road]

**Applicant:** Mr. Marty Bryan

**Zoning:** Agricultural District (AG)

**Requested Variances:** The applicant is requesting three variances to proposed **Lot 2-R1 (southern portion of Lot 2 proposed address 989 Gibbons Road)**:

1. Reduce the minimum 10-acre lot size to approximately 8-acres lot for an approximate 2-acre variance (Section 5.4.A)
2. Reduce the minimum 50-foot building or structure setback (private fenced roping arena) that is for the raising, feeding, housing or sale of livestock or poultry to 25-feet for a 25-foot variance (Section 5.4.G.1)
3. Reduce the minimum 50-foot accessory building setback to 25-feet for a 25-foot variance (Section 19.4.A.2)

The applicant is requesting one variance to proposed **Lot 2-R2 (northern portion of Lot 2 addressed as 987 Gibbons Road)**

1. Reduce the minimum 10-acre lot size to an approximate 9-acre lot for a 1-acre variance

**Summary:** The applicant has submitted a Replat to officially subdivide the 16.321-acre Lot 2, Tucker Addition into two lots known as Lots 2-R1 and 2-R2 (see Exhibit 1 & 2). Additionally, the applicant has submitted a Site Plan (see Exhibit 3) for a Conditional Use Permit (CUP) request (Case # ZON-2026-002) to allow an Equestrian Center (private roping arena) only on proposed Lot 2-R1 and proposed to be addressed as 989 Gibbons Road.

Attached is the applicant's Letter of Intent (see Exhibit 4) summarizing the variance and zoning requests and description of their hardships. Currently, the Denton County Appraisal District Online Maps indicate the property was recently subdivided by metes and bounds without an official replat through the Town of Bartonville. The current replat application is to correctly subdivide the property. The AG District requires a minimum 10-acres. The existing two lots are owned by two different owners. As a result, the minimum 10-acre lot size cannot be achieved for either lot.

The Site Plan for an equestrian center shows a private fenced roping arena in the northwest corner of proposed Lot 2-R1 with an accessory barn located behind it, and along the northern property line. The AG District side yard setback for the private roping arena and the accessory barn is 50-feet from the northern property line. The proposed setback only along the northern property line is 25-feet. A retaining wall will be required to build up the land area for the proposed uses. The future house, which will front on Hidden Oak Trail, will be located in an open area exclusive of the trees in an effort to preserve more trees.

Informational note: the applicant is required to comply with the Tree Preservation section of the Code of Ordinances which includes tree removal permit, replacement trees, and tree protection measures during construction. <https://ecode360.com/39540752>.

---

**Criteria for Approval:** In deciding the variance petition, the Board of Adjustments shall apply the following criteria:

- a) There are special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land subject to the variance petition, such that the strict application of the provisions of this Zoning Ordinance to the development application would create an unnecessary hardship or inequity upon or for the petitioner, as distinguished from a mere inconvenience, in developing the land or deprive the petitioner of the reasonable and beneficial use of the land;
- b) The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the petitioner's land;
- c) The variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner;
- d) Granting the variance petition will not be detrimental to the public health, safety, or welfare, or injurious to other property within the area;
- e) Granting the variance petition will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Ordinance, or adversely affect the rights of owners or residents of surrounding property;
- f) Granting the variance petition is consistent with any special criteria applicable to varying particular standards;
- g) The hardship or inequity suffered by petitioner is not self-induced;
- h) The request for a variance is not based exclusively upon a desire from the petitioner for increased financial gain from the property, or to reduce an existing financial hardship; and
- i) The degree of variance requested is the minimum amount necessary to meet the needs of petitioner and to satisfy the standards in this section.

**If Approved:** Approval of the variance request for lot size would allow the proposed Replat to have two lots less than the minimum 10-acres. Approval of the side yard setback only on the northern property line would permit the applicant to construct an Equestrian Center fence line(private roping arena) and a new accessory barn structure with a 25-foot side yard setback on the northern property line only.

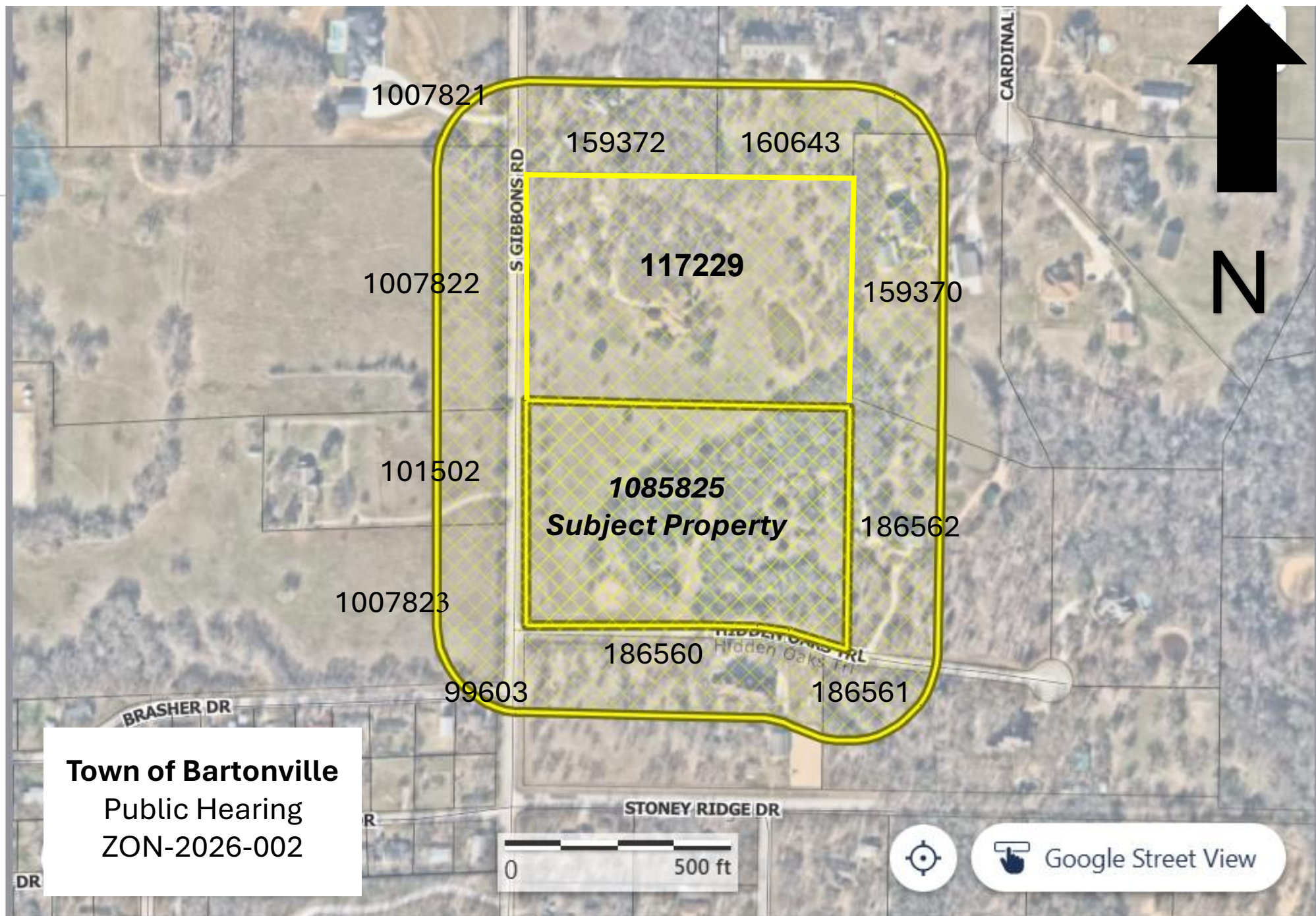
**If Denied:** Denial of the variance request would mean that the replat request would not meet the Zoning Ordinance requirements and would have to be denied. Additionally, if variances for the side yard setback along the northern property line as shown on the CUP site plan were denied, the applicant would need to reconfigure the lot layout and the development would encroach into the mature tree area and could affect the alignment of the existing small creek in order to meet the minimum 50-foot setback.

**Public Hearing Notices:** Notice of the Public Hearing was published in the Denton Record Chronicle and notices mailed to property owners within 200-feet of the request. At the time of staff report and agenda packet preparation no responses in favor or in opposition have been received.

**Concurring Vote Required:** Texas Local Government Code, Sec. 211.009. Authority of the Board requires a 75 percent (four out of five of the members) concurring vote in favor of the request to approve a variance request.

**Exhibits:**

1. Location Map
2. Tucker Addition Lots 2-R1 and 2-R2
3. Proposed Site Plan for CUP Equestrian Center
4. Letter of Intent
5. Notification Letter and Addresses
6. Publication Affidavit



**Town of Bartonville**  
Public Hearing  
ZON-2026-002



Planning and Zoning Commission Meeting Date: April 1, 2026  
Town Council Meeting Date: April 21, 2026  
Town Hall – 1941 E. Jeter Road, Bartonville, TX 76226  
Time: 6:30 PM

**PUBLIC HEARING NOTICE**

Dear Property Owner:

You are receiving this notice because you own property within 200 feet of, or within, the boundaries of the subject property that is affected by the proposed change, which is described below and shown on a location map on the reverse side.

Notice is hereby given that the Town of Bartonville will hold the following public hearing:

On **Wednesday, April 1, 2026, at 6:30 PM, the Town of Bartonville Planning and Zoning Commission and on Tuesday, April 21, 2026 at 6:30 PM, the Town of Bartonville Town Council** will hold public hearings to consider a zoning change request for the item listed below:

Consider a request for a conditional use permit for an equestrian center (a private roping arena) on property zoned Agricultural District (AG) on the southern portion of a lot containing approximately 16.32-acre, legally described as Lot 2 (S PT), Tucker Addition, Town of Bartonville, Denton County, Texas and currently addressed as 987 Gibbons Road, Bartonville, Texas 76226. The southern portion of Lot 2 (proposed to be addressed as 989 Gibbons Road) is generally located on the east side of Gibbons Road, at the northeast corner of Hidden Oaks Trail and south of Dove Creek Road. Denton County property ID 1085825. (Case # **ZON 2026-002 987 & 989 Gibbons Road**)

As a property owner within two hundred 200 feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing. You are not required to be present, but all interested parties wanting to be heard should participate through the time and method stated above.

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form, or by letter. You may support or oppose this request; your opposition will be considered a protest. Written comments are to be sent to the **Town of Bartonville at 1941 E Jeter Road, Bartonville, Texas 76226**. This form, or comment, may also be sent by email to Shannon Montgomery, at [smontgomery@townofbartonville.com](mailto:smontgomery@townofbartonville.com). Additionally, if you have any questions regarding the proposed item, you may call 817-693-5280 for assistance.

I am writing in **(Check as applicable) Support:** \_\_\_\_\_ **Opposition:** \_\_\_\_\_ of the proposal.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name/Address/Town: **(Print) (Required)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## ZON-2026-002 - PID 1085825 and 117229 - Notificaiton

PID	owner_name	Mailing Address	City	Zip	State	Zip	Site Address
99603	Linda F Machnicki	1101 BRASHER DR	BARTONVILLE	76226-6902	TX	76226-6902	1101 BRASHER DR, BARTONVILLE, TX, 76226-6902
101502	Cherry Lyn Fuller - Fuller Family Trust	1000 GIBBONS RD S	BARTONVILLE	76226-6336	TX	76226-6336	1000 S GIBBONS RD, BARTONVILLE, TX, 76226-6336
117229	Richard & Barbara Jeanne Tr Yerxa - Yerxa Family Living Trust	987 GIBBONS RD S	BARTONVILLE	76226-6365	TX	76226-6365	987 GIBBONS RD, BARTONVILLE, TX, 76226
159372	J Jeffrey Thompson	178 DOVE CREEK RD	BARTONVILLE	76226-6356	TX	76226-6356	178 DOVE CREEK RD, BARTONVILLE, TX, 76226-6356
159370	Michael A & Patricia G Loeckle - Park123 Revocable Trust	PO BOX 1197	ARGYLE	76226-1197	TX	76226-1197	1042 CARDINAL DR, BARTONVILLE, TX, 76226-2619
160643	Vance Ratliff & Jeanine Fisher - Fisher Revocable Trust	238 DOVE CREEK RD	ARGYLE	76226-6346	TX	76226-6346	238 DOVE CREEK RD, BARTONVILLE, TX, 76226-6346
186560	Gregory K & Sherri R Peck - Living Revocable Trust	150 HIDDEN OAKS TRL	BARTONVILLE	76226-2622	TX	76226-2622	150 HIDDEN OAKS TRL, BARTONVILLE, TX, 76226-2622
186561	Jason P & Stacy A Broyles	200 HIDDEN OAKS TRL	ARGYLE	76226-2618	TX	76226-2618	200 HIDDEN OAKS TRL, BARTONVILLE, TX, 76226-2618
186562	Ardavan & Monique Nawaby	189 HIDDEN OAKS TRL	ARGYLE	76226-2621	TX	76226-2621	189 HIDDEN OAKS TRL, BARTONVILLE, TX, 76226-2621
1007821	Nicholas Adam Flugstad & Erin Murphy Flugstad	7104 MITCHELL CT	LANTANA	76226-4378	TX	76226-4378	850 S GIBBONS RD, BARTONVILLE, TX, 76226
1007823	Cherry Lyn Fuller - Fuller Family Trust	1000 GIBBONS RD S	BARTONVILLE	76226-6336	TX	76226-6336	GIBBONS RD, BARTONVILLE, TX, 76226
1007822	Odis Fuller Jr	443 PINE HILLS DR	FRISCO	75036-1042	TX	75036-1042	900 S GIBBONS RD., TX

**TOWN OF BARTONVILLE, TEXAS  
ORDINANCE NO. 802-26**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS AMENDING EXHIBIT 14A, "ZONING ORDINANCE," IN CHAPTER 14, "ZONING", THE "ZONING ORDINANCE OF THE TOWN OF BARTONVILLE", AS AMENDED, TO APPROVE A CONDITIONAL USE PERMIT (CUP) TO ALLOW AN EQUESTRIAN CENTER, AND ITS ACCOMPANYING SITE PLAN, ON AN APPROXIMATELY 8-ACRE TRACT OF LAND (DCAD ID 1085825), ZONED AGRICULTURAL DISTRICT "AG", SUCH PROPERTY BEING GENERALLY LOCATED AT 989 GIBBONS ROAD, ON LOT 2-R1, TUCKER ADDITION, TOWN OF BARTONVILLE, DENTON COUNTY TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND ZONING MAP AMENDMENTS; PROVIDING ASSIGNABILITY AND EXPIRATION AND REVOCATION; PROVIDING LAND USE REGULATIONS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Bartonville, Texas, is a Type A General Law Municipality located in Denton County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the Town of Bartonville, Texas, is a general law municipality empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the Town; and

**WHEREAS**, pursuant to Chapter 211 of the Local Government Code, the Town has the authority to adopt a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and to amend said ordinance and map for the purpose of promoting the public health, safety, morals and general welfare; and

**WHEREAS**, the owner of a tract of land, totaling eight (8) acres, at the northeast corner of Gibbons Road and Hidden Oaks Trail, in Bartonville, Texas, as more specifically described as Lot 2-R1, Tucker Addition, DCAD ID 1085825, and addressed as 989 Gibbons Road hereto (the "Property"), has initiated an application on the hereinafter described Property to allow a conditional use permit same; and

**WHEREAS**, at its regular meeting held on the 1<sup>st</sup> day of April, 2026, the Planning and Zoning Commission of the Town of Bartonville, after holding a public hearing, did consider and make a recommendation to Town Council of the Town of Bartonville by a vote of 5-0 for approval

of CUP 2026-001, and its Site Plan (Case #ZON-2026-002), to allow an equestrian center with an accessory barn with the conditions listed in Section 2 of this Ordinance on the Property; and

**WHEREAS**, at its regular meeting duly held by the Town Council of the Town of Bartonville on the 21<sup>st</sup> day of April 2026, approved CUP 2026-001 by a vote of [REDACTED] - [REDACTED] after holding a public hearing to consider CUP 2026-001, and its Site plan as noted above and: (1) determined that all legal requirements of notice and hearings were met; (2) considered the recommendations of the Planning and Zoning Commission; (3) provided the public an opportunity to provide input; (4) considered public input; (5) considered the compatibility of the proposed CUP 2026-001 zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the Town; and (6) determined that the proposed amendment to the Zoning Ordinance and Zoning Map of the Town set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan of the Town, would allow orderly development of the Property which would serve the best interest of the health safety, and general welfare of the public; and

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS:**

**SECTION 1.  
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes

**SECTION 2.  
AMENDMENTS**

The Comprehensive Zoning Ordinance of the Town of Bartonville, Chapter 14, "Zoning" of the Code of Ordinances of the Town, as amended, is hereby amended by granting Case #ZON-2026-002, a Conditional Use Permit (CUP) with the attached approved Site Plan, authorized by Ordinance 802-26, to allow an equestrian center and an accessory barn, in an Agricultural District (AG), on an approximate eight (8) acre tract of land generally located at 989 Gibbons Road, Denton CAD ID 1015825, on Lot 2-R1, Tucker Addition, Town of Bartonville, Denton County, Texas. The official zoning map of the Town of Bartonville, Texas, shall be amended to reflect the CUP granted by this Ordinance which includes the following conditions:

1. Property owner shall be required to spread any collected manure equally over the open space areas of the Property.

**SECTION 3.  
OFFICIAL ZONING MAP AMENDED**

The Official Zoning Map of the Town shall be amended and annotated to show the change in zoning classification of the Property from Agricultural to Agricultural with a Conditional Use Permit (CUP) 2026-001, thereon and the updated map shall be on file with the office of the Town Secretary.

**SECTION 4.  
SITE PLAN APPROVED**

The Site Plan for CUP 2026-001 attached hereto and incorporated as if set forth fully herein as **Exhibit "A"**, is hereby approved by the Town Council. The approved Site Plan meeting the requirements of this Section shall be adhered to in its entirety for the duration of the uses authorized by CUP 2026-001.

**SECTION 5.  
ASSIGNABILITY; EXPIRATION AND REVOCATION**

CUP 2026-001 is nontransferable. CUP 2026-001 shall expire or terminate when the Planning and Zoning Commission and the Town Council take proper zoning action to revoke the CUP, with appropriate publication notification and public hearing, pursuant to Section 16.11 of the Town's Comprehensive Zoning Ordinance.

**SECTION 6.  
LAND USE REGULATIONS**

The regulations contained in the Town's Comprehensive Zoning Ordinance, as amended, shall control.

**SECTION 7.  
CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances of the Town and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such ordinance and for that purpose the ordinance shall remain in full force and effect.

### **SECTION 8. SEVERABILITY**

It is hereby declared to be the intention of the Town Council of The Town of Bartonville that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

### **SECTION 9. SAVINGS**

All rights and remedies of the Town of Bartonville are expressly saved as to any and all violations of the provisions of any Ordinances affecting zoning classifications or changes in zoning classifications, which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

### **SECTION 10. ENGROSSMENT AND ENROLLMENT**

The Town Secretary of the Town of Bartonville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the Town Council of the Town of Bartonville and by filing this Ordinance in the Ordinance records of the Town.

### **SECTION 11. PUBLICATION**

The Town Secretary of the Town of Bartonville is hereby directed to publish in the Official Newspaper of the Town of Bartonville the Caption, Penalty Clause, and the Effective Date of this Ordinance for two (2) days.

### **SECTION 12. PENALTY**

Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the Town of Bartonville, Texas, as heretofore amended, and upon conviction shall be punished by a fine not

to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day or part of a day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 13.  
EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and publication, as the law provides.

**DULY PASSED AND APPROVED** by the Town Council of the Town of Bartonville, Texas, on the 21st day of April, 2026.

**APPROVED:**

\_\_\_\_\_  
Jaclyn Carrington, Mayor

**ATTEST:**

\_\_\_\_\_  
Shannon Montgomery, TRMC, Town Secretary

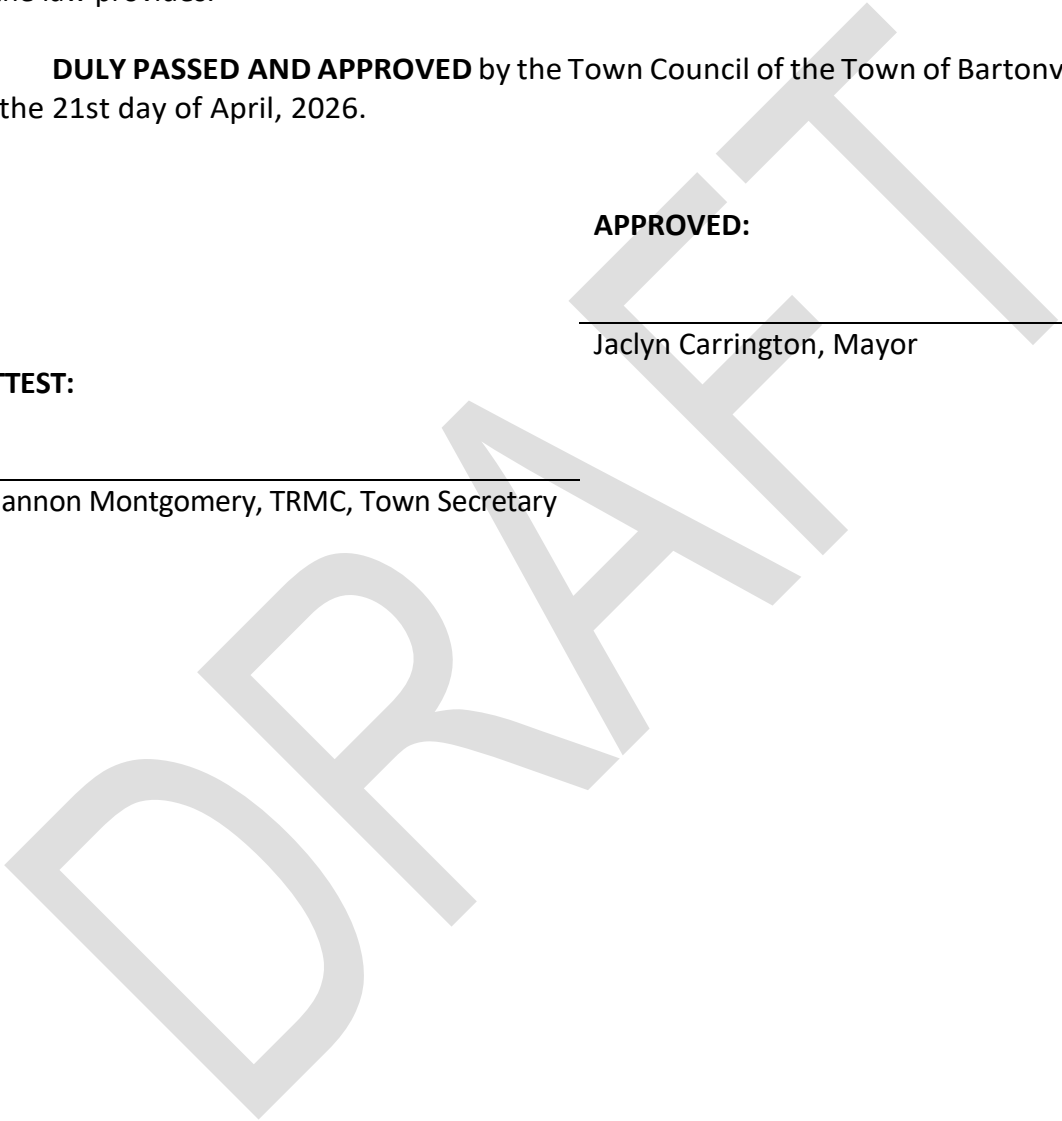
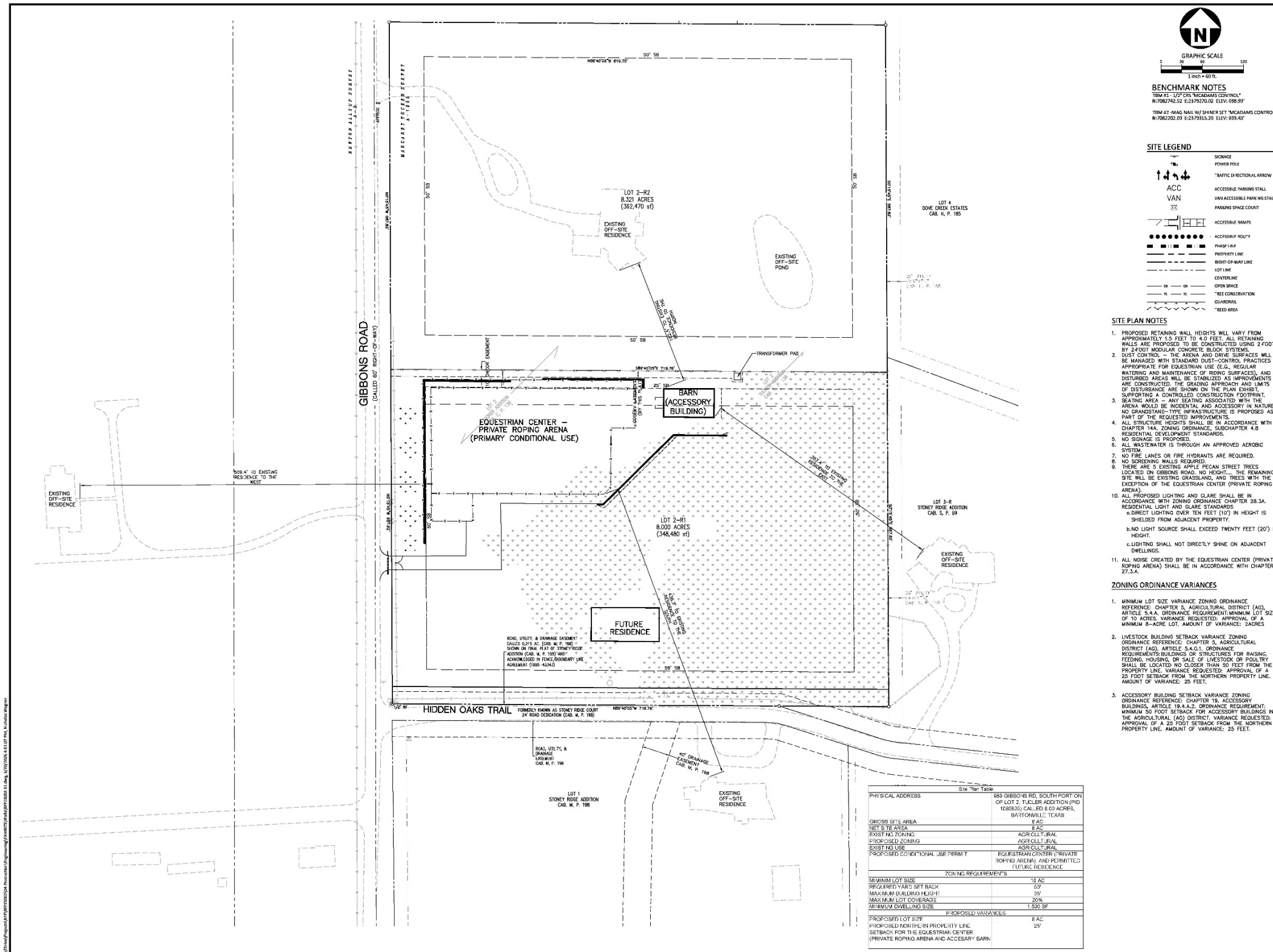


Exhibit "A" Site Plan



**BENCHMARK NOTES**  
 TBM #1 - 1/2" CHS "MCADAMS CONTROL"  
 N7082742.52 E2339270.02 ELEV: 698.99'  
 TBM #2 - 1/2" CHS "MCADAMS CONTROL"  
 N7082742.52 E2339270.02 ELEV: 698.99'  
 TBM #3 - 1/2" CHS "MCADAMS CONTROL"  
 N7082742.52 E2339270.02 ELEV: 698.99'

- SITE LEGEND**
- SNOW
  - POWER POLE
  - TRAFFIC DIRECTIONAL ARROW
  - ACCESSIBLE PARKING STALL
  - VAN ACCESSIBLE PARKING STALL
  - PARKING SPACE COUNT
  - ACCESSIBLE MAPS
  - ACCESSORY BUILDING
  - PHASE 1 IMP
  - PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - LOT LINE
  - CENTERLINE
  - OPEN SPACE
  - TREE CONSERVATION
  - CURBLINE
  - TREED AREA

- SITE PLAN NOTES**
1. PROPOSED RETAINING WALL HEIGHTS WILL VARY FROM APPROXIMATELY 1.5 FEET TO 4.0 FEET. ALL RETAINING WALLS ARE PROPOSED TO BE CONSTRUCTED USING 2 FOOT BY 2-FOOT MODULAR CONCRETE BLOCK SYSTEMS.
  2. DUST CONTROL - THE ARENA AND DRIVE SURFACES WILL BE MANAGED WITH STANDARD DUST-CONTROL PRACTICES APPROPRIATE FOR EQUESTRIAN USE (E.G., REGULAR WATERING AND MAINTENANCE OF PAVING SURFACES), AND DISTURBED AREAS WILL BE STABILIZED AS IMPROVEMENTS ARE CONSTRUCTED. THE GRADING APPROACH AND LIMITS OF DISTURBANCE ARE SHOWN ON THE PLAN EXHIBIT, SUPPORTING A CONTROLLED CONSTRUCTION FOOTPRINT.
  3. SEATING AREA - ANY SEATING ASSOCIATED WITH THE ARENA WOULD BE INCIDENTAL AND ACCESSORY IN NATURE. NO GRANDSTAND-TYPE INFRASTRUCTURE IS PROPOSED AS PART OF THE REQUESTED IMPROVEMENTS.
  4. ALL STRUCTURE HEIGHTS SHALL BE IN ACCORDANCE WITH CHAPTER 14A, ZONING ORDINANCE, SUBCHAPTER 4.B RESIDENTIAL DEVELOPMENT STANDARDS.
  5. NO SIGNAGE IS PROPOSED.
  6. ALL WASTEWATER IS THROUGH AN APPROVED AEROBIC SYSTEM.
  7. NO FIRE LANES OR FIRE HYDRANTS ARE REQUIRED.
  8. NO SCREENING WALLS REQUIRED.
  9. THERE ARE 5 EXISTING APPLE PECAN STREET TREES LOCATED ON GIBBONS ROAD. NO REMOVAL - THE REMAINING SITE WILL BE EXISTING GRASSLAND, AND TREES WITH THE EXCEPTION OF THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA).
  10. ALL PROPOSED LIGHTING AND GLAZE SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE CHAPTER 28.3A. RESIDENTIAL LIGHT AND GLAZE STANDARDS.
    - a. DIRECT LIGHTING OVER TEN FEET (10') IN HEIGHT IS SHIELDED FROM ADJACENT PROPERTY.
    - b. NO LIGHT SOURCE SHALL EXCEED TWENTY FEET (20') IN HEIGHT.
    - c. LIGHTING SHALL NOT DIRECTLY SHINE ON ADJACENT DWELLINGS.
  11. ALL NOISE CREATED BY THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA) SHALL BE IN ACCORDANCE WITH CHAPTER 27.3.A.

- ZONING ORDINANCE VARIANCES**
1. MINIMUM LOT SIZE VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 5, AGRICULTURAL DISTRICT (AD), ARTICLE 5.4.A. ORDINANCE REQUIREMENT: MINIMUM LOT SIZE OF 10 ACRES. VARIANCE REQUESTED: APPROVAL OF A MINIMUM 8-ACRE LOT. AMOUNT OF VARIANCE: 2 ACRES.
  2. LIVESTOCK BUILDING SETBACK VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 5, AGRICULTURAL DISTRICT (AD), ARTICLE 5.4.C.1. ORDINANCE REQUIREMENTS: BUILDINGS OR STRUCTURES FOR RAISING, FEEDING, HOUSING, OR SALE OF LIVESTOCK OR POULTRY SHALL BE LOCATED NO CLOSER THAN 50 FEET FROM THE PROPERTY LINE. VARIANCE REQUESTED: APPROVAL OF A 25 FOOT SETBACK FROM THE NORTHERN PROPERTY LINE. AMOUNT OF VARIANCE: 25 FEET.
  3. ACCESSORY BUILDING SETBACK VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 19, ACCESSORY BUILDINGS, ARTICLE 19.4.A.2. ORDINANCE REQUIREMENT: MINIMUM 50 FOOT SETBACK FOR ACCESSORY BUILDINGS IN THE AGRICULTURAL (AC) DISTRICT. VARIANCE REQUESTED: APPROVAL OF A 25 FOOT SETBACK FROM THE NORTHERN PROPERTY LINE. AMOUNT OF VARIANCE: 25 FEET.

Site Plan Table	
PHYSICAL ADDRESS	989 GIBBONS RD, SOUTH PORTION OF LOT 2, TUCKER ADDITION (PID 1085825), CALLED 8.00 ACRES, BARTONVILLE, TEXAS
GROSS SITE AREA	8 AC
NET SITE AREA	8 AC
EXISTING ZONING	AGRICULTURAL
PROPOSED ZONING	AGRICULTURAL
EXISTING USE	AGRICULTURAL
PROPOSED CONDITIONAL USE PERMIT	EQUESTRIAN CENTER (PRIVATE ROPING ARENA) AND PERMITTED FUTURE RESIDENCE
<b>ZONING REQUIREMENTS</b>	
MINIMUM LOT SIZE	10 AC
REQUIRED YARD SETBACK	50'
MAXIMUM BUILDING HEIGHT	30'
MAXIMUM LOT COVERAGE	20%
MINIMUM DWELLING SIZE	1,500 SF
<b>PROPOSED LOT SIZE</b>	
PROPOSED NORTH PROPERTY LINE SETBACK FOR THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA AND ACCESSORY BARN)	25'

**McAdams**  
 The John R. McAdams Company, Inc.  
 4400 State Highway 121, Suite 800  
 Lewisville, Texas 75056  
 phone 972.436.9712  
 fax 972.436.9715  
 TBPE: F-19762 TBPFLS: F-10194440  
 TBAE: BR3185  
 www.mcadamsco.com

**CLIENT**  
 BRYFAM PROPERTIES LLC  
 913 HAT CREEK COURT  
 BARTONVILLE, TX 76226  
 EMAIL:

**FUTURE ADDRESS**  
**989 GIBBONS ROAD**  
**SOUTH PORTION OF LOT 2 IN THE**  
**TUCKER ADDITION (PID 1085825)**  
**CALLED 8.00 ACRES**  
 BARTONVILLE, TEXAS  
 CASE NUMBERS: VAR-2026-002 & ZON-2026002

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PERMIT REVIEW UNDER THE AUTHORITY OF MATTHEW G. ST. MARIE P.E. 110509 ON 5/20/2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. FINAL SIGNED AND SEALED PLANS SHALL BE ISSUED PRIOR TO THE RELEASE FOR CONSTRUCTION.

**REVISIONS**

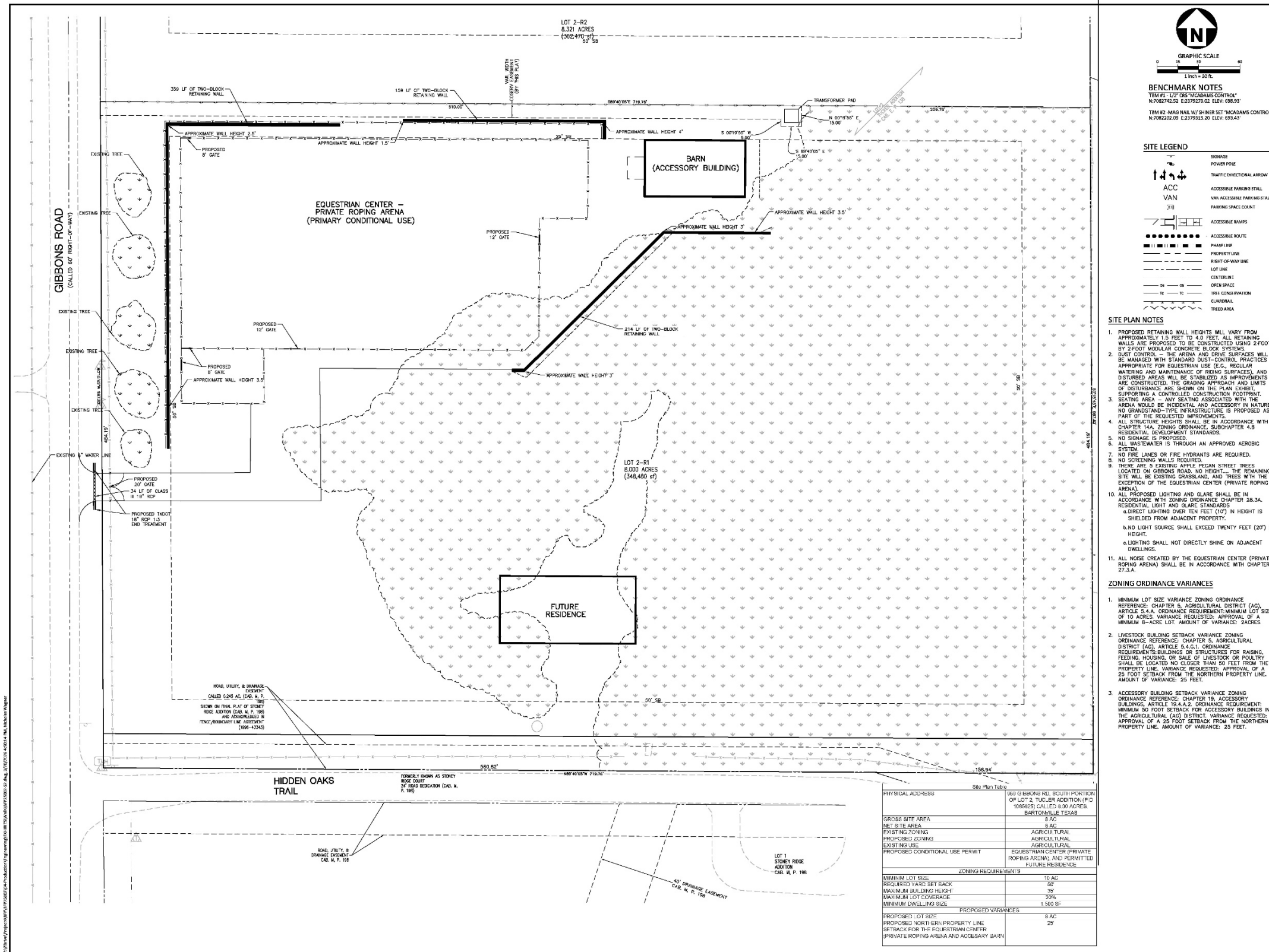
NO.	DATE
1	
2	
3	
4	
5	
6	

**PLAN INFORMATION**

PROJECT NO. BFP25002  
 FILENAME BFP25002-51  
 CHECKED BY MSW  
 DRAWN BY NW  
 SCALE 1"=60'  
 DATE 3.20.2026

**OVERALL SITE PLAN**  
**PAGE**  
**1 OF 3**

Exhibit "A" Site Plan



**BENCHMARK NOTES**  
 TBM #1: 127'85" TUCKER NAME CONTROL'  
 N: 7082742.52 E: 2379270.02 ELEV: 698.93'  
 TBM #2: MAGNAN W/ SHINER SET 'MCADAMS CONTROL'  
 N: 7082242.09 E: 2379915.20 ELEV: 698.43'

**SITE LEGEND**

- DOWNED POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- ACCESSIBLE PARKING NO STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- ORANGE
- IRRA CONSTRUCTION
- LANDMARK
- TREED AREA

**SITE PLAN NOTES**

- PROPOSED RETAINING WALL HEIGHTS WILL VARY FROM APPROXIMATELY 1.5 FEET TO 4.0 FEET. ALL RETAINING WALLS ARE PROPOSED TO BE CONSTRUCTED USING 2-FOOT BY 2-FOOT MODULAR CONCRETE BLOCK SYSTEMS.
- DUST CONTROL - THE ARENA AND DRIVE SURFACES WILL BE MANAGED WITH STANDARD DUST-CONTROL PRACTICES APPROPRIATE FOR EQUESTRIAN USE (E.G., REGULAR WATERING AND MAINTENANCE OF RIDING SURFACES), AND DISTURBED AREAS WILL BE STABILIZED AS IMPROVEMENTS ARE CONSTRUCTED. THE GRADING APPROACH AND LIMITS OF DISTURBANCE ARE SHOWN ON THE PLAN EXHIBIT, SUPPORTING A CONTROLLED CONSTRUCTION FOOTPRINT.
- SEATING AREA - ANY SEATING ASSOCIATED WITH THE ARENA WOULD BE INCIDENTAL AND ACCESSORY IN NATURE. NO GRANDSTAND-TYPE INFRASTRUCTURE IS PROPOSED AS PART OF THE REQUESTED IMPROVEMENTS.
- ALL STRUCTURE HEIGHTS SHALL BE IN ACCORDANCE WITH CHAPTER 14A, ZONING ORDINANCE, SUBCHAPTER 4.8 RESIDENTIAL DEVELOPMENT STANDARDS.
- NO SIGNAGE IS PROPOSED.
- ALL WASTEWATER IS THROUGH AN APPROVED AEROBIC SYSTEM.
- NO FIRE LANES OR FIRE HYDRANTS ARE REQUIRED.
- NO SCREENING WALLS REQUIRED.
- THERE ARE 5 EXISTING APPLE/PECAN STREET TREES LOCATED ON GIBBONS ROAD. NO HEIGHT... THE REMAINING SITE WILL BE EXISTING GRASSLAND, AND TREES WITH THE EXCEPTION OF THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA).
- ALL PROPOSED LIGHTING AND GLARE SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE CHAPTER 28.3A, RESIDENTIAL LIGHT AND GLARE STANDARDS.
  - a. DIRECT LIGHTING OVER TEN FEET (10') IN HEIGHT IS SHIELDED FROM ADJACENT PROPERTY.
  - b. NO LIGHT SOURCE SHALL EXCEED TWENTY FEET (20') IN HEIGHT.
  - c. LIGHTING SHALL NOT DIRECTLY SHINE ON ADJACENT DWELLINGS.
- ALL NOISE CREATED BY THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA) SHALL BE IN ACCORDANCE WITH CHAPTER 27.3.A.

**McADAMS**  
 The John R. McAdams Company, Inc.  
 4400 State Highway 121, Suite 800  
 Lewisville, Texas 75056

phone 972.436.9712  
 fax 972.436.9715  
 TBPE: F-19762 TBPELS: F-10194440  
 TBAE: BR3185  
 www.mcadamsco.com

**CLIENT**  
 BRYFAM PROPERTIES LLC  
 913 HAT CREEK COURT  
 BARTONVILLE, TX 76226  
 EMAIL:

**FUTURE ADDRESS**  
**989 GIBBONS ROAD**  
**SOUTH PORTION OF LOT 2 IN THE**  
**TUCKER ADDITION (PID 1085825)**  
**CALLED 8.00 ACRES**  
 BARTONVILLE, TEXAS  
 CASE NUMBERS: VAR-2026-002 & ZON-2026002

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PERMIT REVIEW UNDER THE AUTHORITY OF MATTHEW G. ST. MARIE P.E. 110288 ON 3.20.2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. FINAL SIGNED AND SEALED PLANS SHALL BE ISSUED PRIOR TO THE RELEASE FOR CONSTRUCTION.

**REVISIONS**

NO.	DATE
1	
2	
3	
4	
5	
6	

**PLAN INFORMATION**

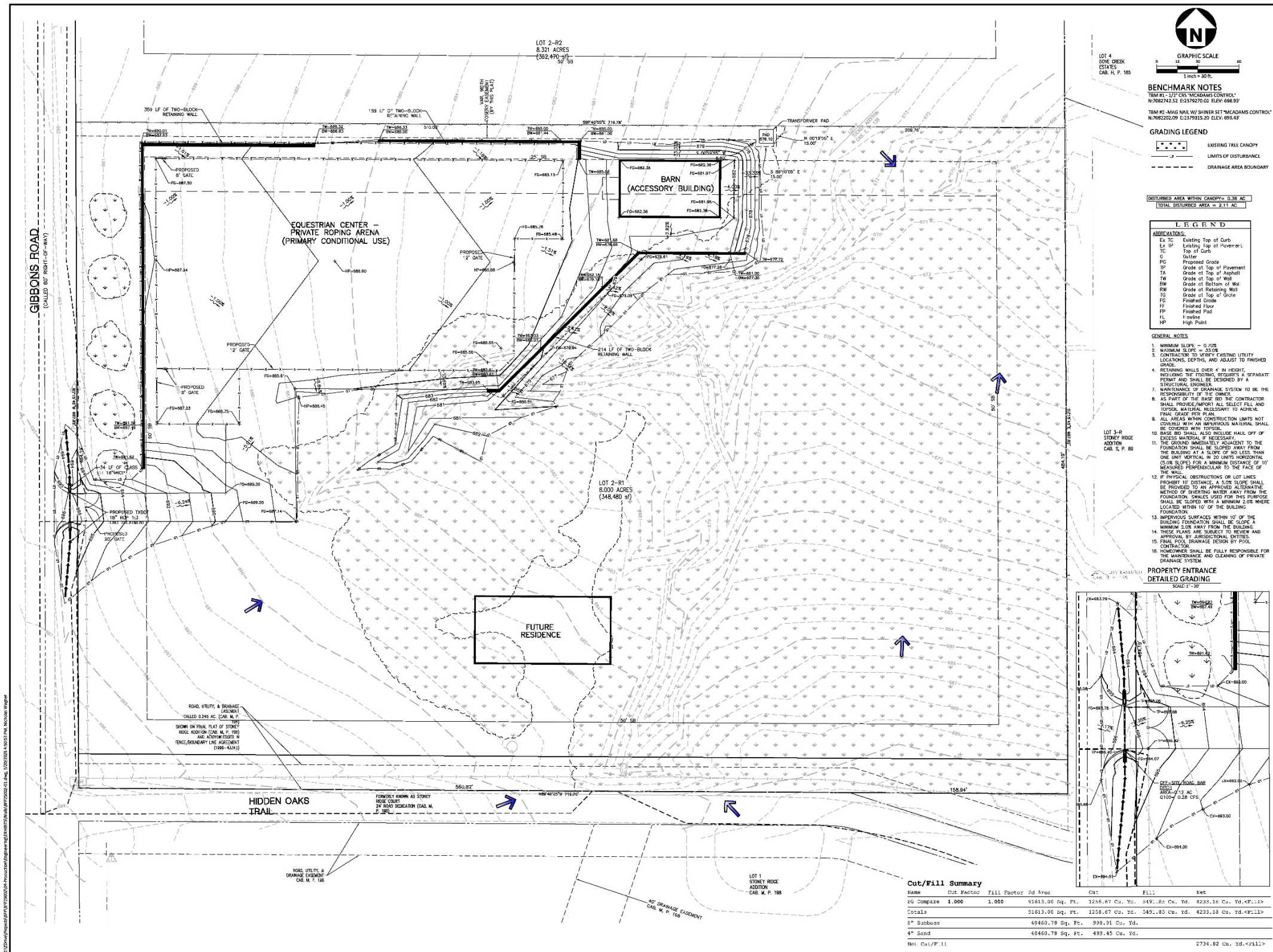
PROJECT NO.	BFP25002
FILENAME	BFP25002-52
CHECKED BY	MSM
DRAWN BY	NW
SCALE	1" = 30'
DATE	3.20.2026
SHEET	

**SITE PLAN**  
**PAGE**  
**2 OF 3**

**Site Plan Table**

PHYSICAL ADDRESS	889 GIBBONS RD. SOUTH PORTION OF LOT 2, TUCKER ADDITION (PID 1085825) CALLED 8.00 ACRES BARTONVILLE TEXAS
GROSS SITE AREA	8 AC
NET SITE AREA	8 AC
EXISTING ZONING	AGRICULTURAL
PROPOSED ZONING	AGRICULTURAL
EXISTING USE	EQUESTRIAN CENTER (PRIVATE ROPING ARENA) AND PERMITTED FUTURE RESIDENCE
PROPOSED CONDITIONAL USE PERMIT	EQUESTRIAN CENTER (PRIVATE ROPING ARENA) AND PERMITTED FUTURE RESIDENCE
ZONING REQUIREMENTS	
MINIMUM LOT SIZE	10 AC
REQUIRED YARD SETBACK BUILDINGS	50'
MAXIMUM BUILDING HEIGHT	20'
MAXIMUM LOT COVERAGE	20%
MINIMUM DWELLING SIZE	1,500 SF
PROPOSED VARIANCES	
PROPOSED LOT SIZE	8 AC
PROPOSED NORTH-SOUTH PROPERTY LINE SETBACK FOR THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA AND ACCESSORY BARN)	25'

Exhibit "A" Site Plan



**McADAMS**  
The John R. McAdams Company, Inc.  
4400 State Highway 121, Suite 800  
Lewisville, Texas 75056  
phone 972.436.9712  
fax 972.436.9715  
TBPE: F-19762 TBPFLS: F-10194440  
TBAL: BR3185  
www.mcadamsco.com

**CLIENT**  
BRYFAM PROPERTIES LLC  
913 HAT CREEK COURT  
BARTONVILLE, TX 76226  
EMAIL:

**FUTURE ADDRESS**  
**989 GIBBONS ROAD**  
**SOUTH PORTION OF LOT 2 IN THE**  
**TUCKER ADDITION (PID 1085825)**  
**CALLED 8.00 ACRES**  
BARTONVILLE, TEXAS  
CASE NUMBERS: VAR-2026-002 & ZON-2026002

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PERMIT REVIEW UNDER THE AUTHORITY OF MATTHEW G. ST. MARIE P.E. 110326 ON 3.20.2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. FINAL SIGNED AND SEALED PLANS SHALL BE ISSUED PRIOR TO THE RELEASE FOR CONSTRUCTION.

**REVISIONS**

NO.	DATE
1	
2	
3	
4	
5	

**PLAN INFORMATION**

PROJECT NO. BFF25002  
FILENAME BFF25002-61  
CHECKED BY MSM  
DRAWN BY NW  
SCALE 1" = 30'  
DATE 3.20.2026

**SHEET**  
**GRADING & DRAINAGE PLAN**  
**PAGE 3 OF 3**



# TOWN COUNCIL COMMUNICATION

**DATE:** April 21, 2026

**FROM:** Marcy Ratcliff, Town Planning Consultant

**AGENDA ITEM:** Hold Public Hearing, consider and make recommendation regarding a request for a waiver from Chapter 10, Subdivision Regulations, Exhibit A, Development Ordinance, Part III, Subdivision Design Standards, Section 3.5, Lots, Subsection b, to allow for the creation of a flag lot on an irregularly shaped tract of land . The property is a 105.82-acre tract of land being described as Lot 2, Block A, Robert Evans Ranch Addition, Town of Bartonville, Denton County, Texas located on the south side of West Jeter Road. The property is generally located at 1047 W. Jeter Road [Case # **DOW-2026-001**] (**Planning and Zoning Commission, on April 1, 2026, approved DOW-2026-001 for a waiver allowing proposed Lot 3 of the Robert Evans Ranch Addition to be a Flag Lot, by a vote of 5-0**)

**APPLICANT:** Robert and Tracie Evans

**LAND USE AND ZONING:** RE-5 and Agricultural District (AG)

**REQUESTED WAIVER TO DEVELOPMENT ORDINANCE:** The applicant has submitted a waiver request to Code of Ordinances, Exhibit 10A Development Ordinance, Chapter 3.5.b., No *Flag Lots* shall be created under this design standard adopted by this Ordinance.

**REQUESTED VARIANCE TO ZONING ORDINANCE:** The applicant has submitted a variance application, to the Board of Adjustment (BOA), to reduce the minimum lot width from 250-feet to 100-feet for a portion of proposed Lot 3, which is a 150-foot variance. (Code of Ordinances, Appendix A, Sections 4.8 and Chart 4.3). The Board of Adjustment, on March 31, 2026, approved the variance request to reduce the minimum lot width from 250-feet to 100-100 for a portion (flag pole) of proposed Lot 3, which is a 150-foot variance.

**SUMMARY:** The applicant has submitted a Minor Replat of the Robert Evans Ranch Addition, Lots 1R, 2R and Lot 3. The proposed Lot 3 is comprised from a portion of existing Lot 1 (39.13-acres) and existing Lot 2 (105.82-acres). The proposed Lot 3 does not have the typical appearance of a lot due to the configuration, size and depth of all three lots (see Exhibit 2 Replat of Evans Ranch Addition). The proposed Lot 3 is considered a *Flag Lot* and is prohibited according to the Development Ordinance. The Zoning Ordinance does not define a *Flag Lot*, but does include *Illustration 13 Types of Lots* (see Exhibit 3) and *Illustration 14 Lot Width, Area, & Depth, Yards* (see Exhibit 4). The Zoning Ordinance's requirement of a minimum lot width is designed to prohibit a *Flag Lot*.

The proposed Lot 3 looks like a Flag Lot according to Illustration 13 (see Exhibit 3) and does not appear like a typical lot in Illustration 14 (see Exhibit 4). The proposed Lot 3 is 300-feet wide at West Jeter Road, which will meet the 300-foot minimum Street Frontage requirement. The applicant attempted to meet the spirit of the Zoning Ordinance's minimum 250-foot lot width requirement which is measured at the 75-foot front yard setback, but then the lot width decreases to a width of approximately 100-feet and then widens back to wider than 250-feet. The flag pole portion of the lot has an approximate distance of 2,106-

feet, which is equivalent to approximately 0.40 of a statute mile or approximately 702-yards or 5.00 football field lengths.

For your convenience below are the definitions of *Lot Width* and *Flag Lot*

**Zoning Ordinance Lot Width:** The horizontal distance measured between side lot lines parallel to the front lot line, measured from the point of the building line which is closest to the front lot line.

**Development Ordinance Flag Lot:** means a residential lot having less than the required street frontage and the buildable area or front building line is located behind an adjacent lot fronting the same street with access to said buildable area being provided by the strip of land having less than the required street frontage.

The proposed replat will have three lots which will share a gated entrance thru access easements. The entirety of the property has a wildlife management designation by the Denton County Appraisal District, which is a special open-space land valuation allowing landowners to maintain agricultural tax appraisals while actively managing the land for native wildlife rather than traditional farming or ranching.

The topography of the property is rolling hills with a creek along the far western side of proposed Lot 1R and Lot 2R. Lot 1R is developed with the main house and is closer to highest elevation on the property. Lot 2R, located on elevations lower than the main house, is developed with existing barns and stables and has more open area. Town Council granted the original Lot 2 a waiver to the no *Flag Lot* provision in October 2020. Lot 3 is proposed to be located in the middle rear portion of Lot 2R, for development of a single family residence. Lot 2R and Lot 3 will share a gravel drive heading to the rear of the property. Lot 3 will be downhill of Lot 1R.

The hardship presented for the location of a new Lot 3 *Flag Lot* is to specifically maintain unimpeded views from the main house and horse pasture on Lot 1R (see Exhibit 5), along with no other visible structures. The proposed home on Lot 3 will be screened from Lot 1R and Lot 2R by an existing large stand of mature trees. The other hardship factor to consider is the overall physical size and depth of the lot. Bartonville has many large lots, but a good many lots do not have an overall approximate depth of 0.45 of a statute mile (2,376-feet) or like proposed Lot 2R which will have a lot depth of over 0.50 of a statute mile. The acreage of the replat of Lot 2R will go from 105.82-acres to 96.23-acres. Lot 3 is proposed to contain 14.18-acres. The configuration was an effort to meet the spirit of the Zoning Ordinance, by meeting the 300-foot minimum Street Frontage requirement and the minimum Lot Width at the building line.

---

**Criteria for Waiver Approval:** In deciding the waiver petition, the Planning and Zoning Commission and Town Council shall apply the following criteria of Development Ordinance, Section 1.11 Waivers/Suspensions.

- a. General. The Town Council finds that unreasonable hardships or difficulties may result from strict compliance with a certain provision(s) of the Development Ordinance, and/or where the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve a waiver/suspension from portions of these regulations so that substantial justice may be done and the public interest is secured, provided that the waiver/suspension shall not have the effect of nullifying the intent and purpose of these regulations, and further provided that the Town Council shall not approve a waiver/suspension unless it shall make findings based upon the evidence presented to it in each specific case that:
  1. Granting the waiver/suspension will not be detrimental to the public safety, health or welfare, and will not be injurious to other property;

2. The conditions upon which the request for a waiver/suspension is based are unique to the property for which the waiver/suspension is sought, and are not applicable generally to other property;
3. Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;
4. The waiver/suspension will not in any manner vary the provisions of the Zoning Ordinance or Comprehensive Plan, Future Land Use Plan, Thoroughfare Plan, and other adopted plans, except that those documents may be amended in the manner prescribed by law;
5. An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein.

**If Approved:** Approval of the waiver request would permit the applicant to replat the Robert Evans Ranch Addition with Lot 3 being a *Flag Lot*.

**If Denied:** Denial of the waiver request would mean that the applicant would need to either withdraw the replat and resubmit a new lot reconfiguration at a future date meeting the ordinance requirements or withdraw the replat completely and not resubmit.

**Public Hearing Notices:** No. Public Hearing notices are NOT required to be published or notify adjacent property owners within 200 feet like a Zoning Ordinance variance. However, this item is listed as a public hearing on the agenda allowing input from the applicant and the general public to assist with making a findings based upon evidence for each specific case.

**Concurring Vote Required:** Texas Local Government Code, Sec. 212.009. Approval Procedure: requires a simple majority of the members be present at the meeting of either the Planning and Zoning Commission or the Town Council. Three (3) members present at either the Planning and Zoning Commission or the Town Council constitute a quorum.

**Planning and Zoning Commission Recommendation:** Approve DOW-2026-001; a waiver request from the Development Ordinance to allow proposed Lot 3 of the Robert Evans Ranch Addition to be a *Flag Lot*, by vote of 5-0.

**Exhibits:**

1. Location Map
2. Proposed Lot 3 Location Map
3. Proposed Replat of Robert Evans Addition
4. Illustration 13 Lot Types
5. Illustration 14 Lot Width
6. Applicants Option A Illustration
7. Pictures of the Gate Entrance

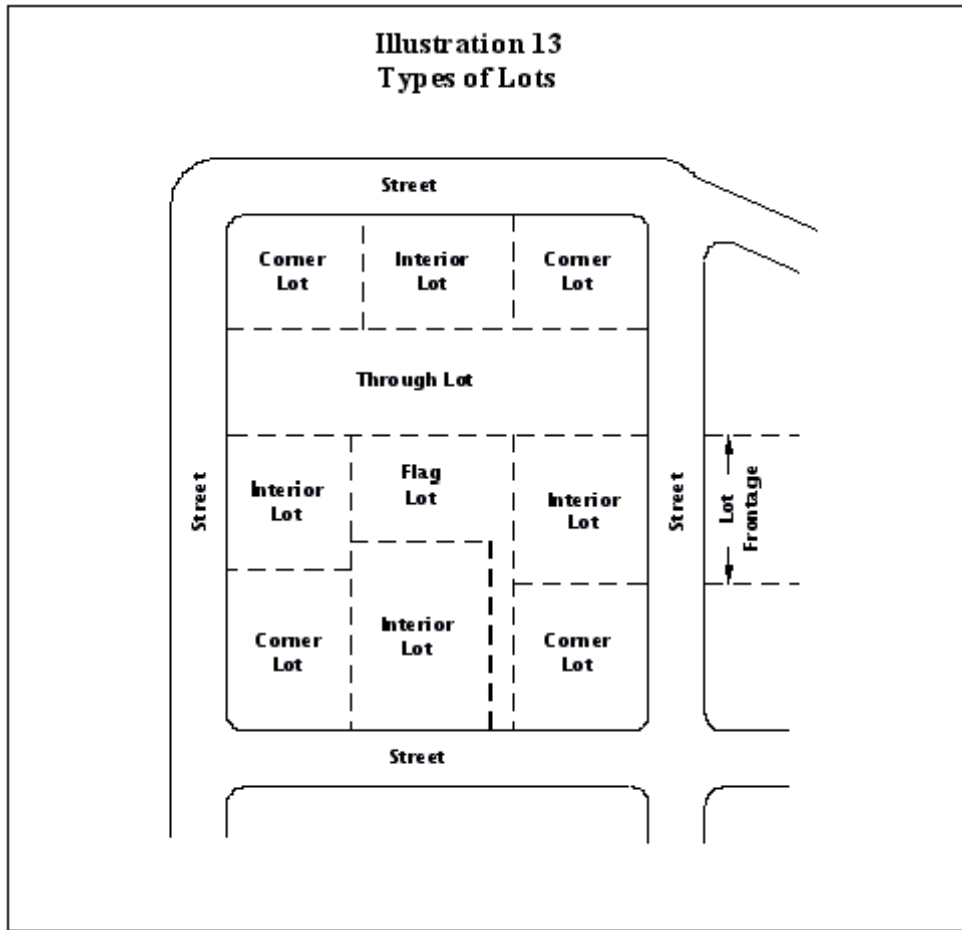




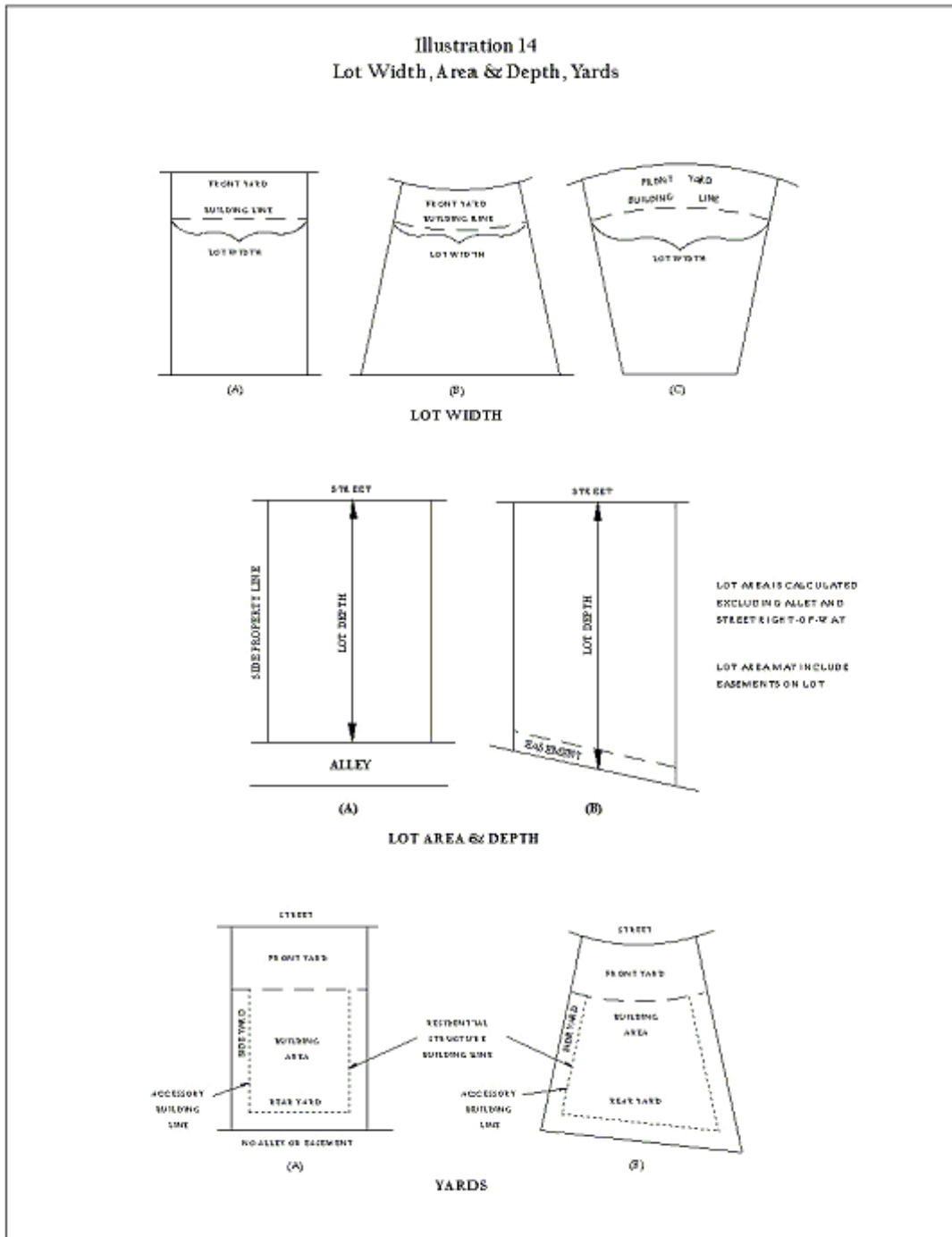


BARTONVILLE CODE

**Illustration 13**  
**Types of Lots**

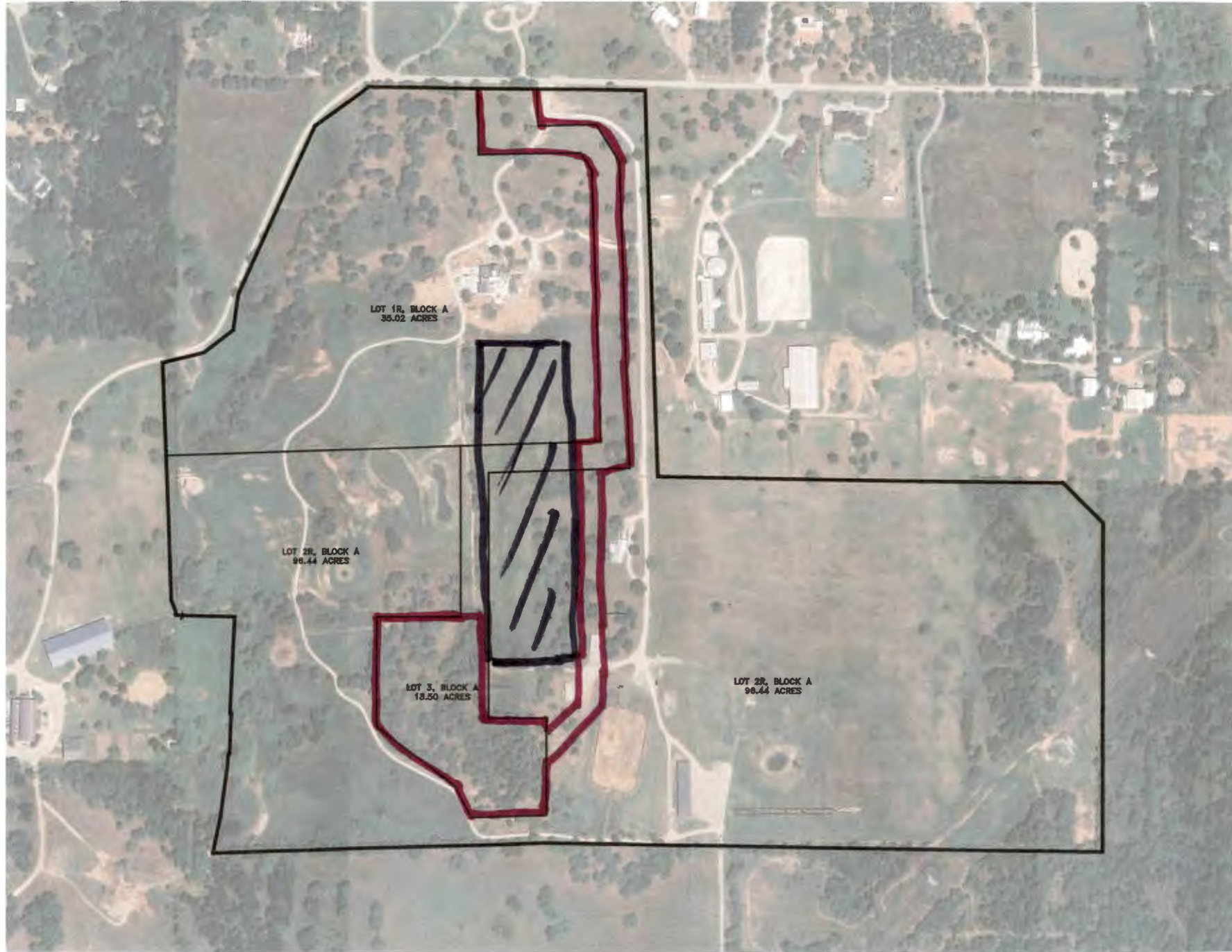


### ZONING ORDINANCE



(Ordinance 361-05 adopted 3/22/05)

# Option A



/// horse pasture

Pictures of 1047 and 1101 W Jeter Road

